



YUMA COUNTY PLANNING & ZONING COMMISSION MEETING PUBLIC NOTICE AND AGENDA

The Yuma County Planning & Zoning Commission meetings can also be viewed on the Yuma County Government Cable Channel 77.

DATE: April 27, 2015
TIME: 5:00 p.m.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Martín Porchas, District 1
Tim Bowers, District 1
Max Bardo, District 2
Paul White, District 2
Wayne Briggs, Vice-Chairman, District 3
Michael Henry, Chairman, District 3
Gary Black, District 4
Matias Rosales, District 4
Alicia Z. Aguirre, District 5
John McKinley, District 5

STAFF: Monty M. Stansbury, AICP, Planning Director
Maggie Castro, Planning Section Manager
Chad Bahr, Senior Planner
Javier Barraza, Senior Planner
Susan Elton, Administrative Assistant
Juan Leal-Rubio, Senior Planner
Fernando Villegas, Senior Planner

ADVISORS: Diana Gomez, Director, County Health District
Joe Wehrle, County Tax Assessor
Edward Feheley, Deputy County Attorney for Jon Smith, County Attorney
Arturo Alvarez, Civil Engineer Assistant for Roger Patterson, County Engineer

Note: A quorum of the Commission may gather for dinner prior to the beginning of the meeting and no legal action will be taken.

1. **Call to Order the Regular Session of the Yuma County Planning & Zoning Commission and verify quorum.**
2. **Pledge of Allegiance.**
3. **Approval of Planning and Zoning Commission regular meeting minutes of March 23, 2015.**

4. **Rezoning Case No. 15-02:** Kevin A. Dahl, P.E., R.L.S. of Dahl, Robins & Associates, Inc., agent for Justin R. King, requests the rezoning of a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 637-02-003, located at 8419 East County 6th Street, Yuma, Arizona.
5. **Special Use Permit No. 15-03:** Kyle Carter, agent for Sisson Farms AZ LTD AZ LLLP, requests a Special Use Permit per Section 1115.04 of the Yuma County Zoning Ordinance to establish a wireless communication facility on a parcel of 80.1 gross acres zoned Rural Area - 40 Acre Minimum (RA-40), Assessor's Parcel Number 177-24-001, located at the southeast corner of the intersection of County 1st Street and Avenue 69½E, specifically with an address of 1145 South Avenue 69½E, Dateland, Arizona.
6. **Discussion concerning bicycling/bicycle paths.**
7. **Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**
8. **Adjourn.**

Note: For further information about this public hearing/meeting, please contact Monty M. Stansbury, Planning Director, phone number (928) 817-5000; or e-mail contactdds@yumacountyaz.gov or TDD/TTY (Arizona Relay Service): call in 1-800-367-8939, call back 1-800-842-4681. Individuals with special accessibility needs should contact the individual indicated above before the hearing/meeting with special need requirements.

Note: The Commission may vote to hold an Executive Session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda, pursuant to A.R.S. §38-431(A)(3).

YUMA COUNTY PLANNING & ZONING COMMISSION MEETING MINUTES

DATE: Monday, March 23, 2015
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma,
Arizona

1. Call to Order the Regular Session of the Yuma County Planning and Zoning Commission and verify quorum.

Chairman Henry convened the Planning Commission meeting to order at 5:00 p.m. Commissioners present were Chairman Michael Henry, Vice-Chairman Wayne Briggs, Paul White, Max Bardo, John McKinley and Matias Rosales. Commissioners Alicia Aguirre and Martin Porchas were absent.

Others present: Planning Director Monty Stansbury, Planning Section Manager Maggie Castro, Senior Planner Fernando Villegas, Deputy County Attorney Edward Feheley, Administrative Assistant Susan Elton, Office Specialist II Brandi Siqueiros and Office Specialist II Kelly Choo.

2. Pledge of Allegiance.

Chairman Henry led the Pledge of Allegiance.

3. Approval of Planning and Zoning Commission regular meeting minutes of February 23, 2015.

Commissioner Briggs made a motion recommending approval of the Planning and Zoning Commission regular meeting minutes of February 23, 2015 as presented. Commissioner McKinley seconded the motion. The motion carried 8-0.

Chairman Henry requested that staff present both Minor Amendment Case No. 2015-MA-01 and Rezoning Case No. 15-01 together.

4. Minor Amendment Case No. 2015-MA-01: Lane Spencer, agent for Hardknocks Limited Partnership, requests a minor amendment to change the land use designation of a parcel totaling 5 gross acres in size from Estate Density Residential (R-ED) to Medium Density Residential (R-MD), Assessor's Parcel Number 699-64-021, located west of the intersection of 38th Lane and Avenue 10E, Yuma, Arizona.

Fernando Villegas, Senior Planner, presented the staff report recommending approval of Minor Amendment Case No. 2015-MA-01, based on the following:

1. The amendment is consistent with the existing character of the Foothills Planning Area.
2. The amendment would be an overall improvement to the plan since this will ensure development occurs in a coordinated, contiguous and comprehensive manner.
3. The proposed amendment is in the character of existing land uses and policies of the plan to provide consistent land uses.

Staff received no comments in favor or in opposition to this case.

Commissioner White made a motion recommending approval of Minor Amendment Case No. 2015-MA-01 as presented by staff. Commissioner Black seconded the motion. The motion carried 8-0.

- 5. Rezoning Case No. 15-01:** Lane Spencer, agent for Hardknocks Limited Partnership, requests the rezoning of a parcel totaling 5 gross acres in size from Low Density Residential-40,000 square feet minimum (R-1-40) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 699-64-021, located west of the intersection of 38th Lane and Avenue 10E, Yuma, Arizona.

Fernando Villegas, Senior Planner presented the staff report recommending approval of Rezoning Case No. 15-01, with the following Performance Conditions:

1. A range disclosure statement shall be recorded by the owner or applicant within 60 days of approval by the Board of Supervisors.
2. An aviation disclosure statement shall be recorded within 60 days of approval by the Board of Supervisors.

Staff received no comments in favor or in opposition to this case.

Chairman Henry asked staff if the developer improvements to Avenue 10E need to be included in the conditions. Commissioner McKinley also questioned why there would be improvements to Avenue 10E when there is no access from it. Maggie Castro noted as a point of clarification that currently, there is no intent to have direct access off of Avenue 10E. However, direct access will be on Butler Avenue. At some point, where Butler Avenue ends at the north end of the property at Stetson Street, there will eventually be improvements required to Avenue 10E. This will in turn trigger improvements to Avenue 10E.

The applicant, Ursula Patane, 7683E 26th Lane, Yuma, Arizona stated that she is in agreement with the conditions set forth by staff.

Chairman Henry opened and then closed the public hearing.

Commissioner White made a motion recommending approval of Rezoning Case No. 15-01 as presented by staff. Commissioner Black seconded the motion. The motion carried 8-0.

- 6. Special Use Permit Case No. 15-02:** Mike Gallagher of Wavelength Management, agent for Dallas and Becky Nibe, requests a Special Use Permit per Section 601.03(Y) of the Yuma County Zoning Ordinance to allow a wireless communication facility on a parcel 5.00 gross acres in size zoned rural Area-5 acre minimum (RA-5), Assessor's Parcel Number 754-38-004, located at 17302 South Avenue A½, Yuma, Arizona.

Fernando Villegas, Senior Planner presented the staff report recommending approval of Special Use Permit Case No. 15-02 with the following operational and performance conditions:

Operational Conditions

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from the site plan will require approval by the Planning Director pursuant to Section 402.04 of the Yuma County Zoning Ordinance.
2. The Special Use Permit is limited to a single monopole tower 85 feet in height.
3. The proposed tower must be lighted with a white strobe light at the top of the structure for operation during daylight hours and a red beacon at the top of the structure for operation from dusk to dawn (night-time operations) and with an additional steady burning red light placed on the tower at 50% of the tower's total height.
4. The applicant must comply with all Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) regulations, including marking, lighting, and notification requirements.
5. The proposed tower must be removed with the cessation of its use.

Performance Conditions

1. All owners, or their agents, must provide an A.R.S. 12-1134 waiver within 60 days of the Board of Supervisors approval.
2. All required permits must be issued to the applicant within six (6) months of approval by the Board of Supervisors and finalized as per appropriate code requirements.

Staff received no comments in favor or in opposition of this case.

Chairman Henry questioned staff as to whether the antenna needs to be camouflaged. Staff stated that camouflaging is not a requirement.

Mike Gallagher, agent for the applicant, 2200 East Williams Field Road, Gilbert, Arizona appeared before the Commission, stating that he is in agreement with the conditions set forth by staff.

Chairman Henry opened the public hearing.

Gilbert Martinez, 17136 South Avenue A $\frac{3}{4}$, Yuma, Arizona stated that he is not opposed to the antenna, but is concerned that the proximity to his property would interfere with his pacemaker. He requested that it be installed further east, away from his property.

Mike Gallagher addressed the health concerns of the property owner and would like to defer to FCC regulations regarding pacemakers. Applicant will send staff the information obtained by the FCC and staff will supply the information to the concerned property owner.

Chairman Henry closed the public hearing.

Commissioner Black made a motion recommending approval of Special Use Permit Case No. 15-02 as presented by staff. Commissioner Briggs seconded the motion. The motion carried 8-0.

7. Discussion and Action by the Commission members and Planning Director to add specific questions to planning applications that include roadways such as "How does your application address bicycle safety and access?"

Monty Stansbury, Planning Director, relayed to the Commission that this discussion is a continuation of correspondence and information brought before the Commission in February of this year. Staff is wanting to know the interest level of the Commission and whether to move forward in gathering more information to address changes to the Subdivision Regulations. The Commission would be interested in seeing recent studies for bike access to continue the discussion.

Jeff Brand, 10447 South Cyclone Avenue, Yuma, Arizona appeared before the Commission stating that it is important to create bike paths subdivision by subdivision. The system gets built piece by piece and over time, those pieces will join together.

Commissioner White made a motion to advise staff to provide an outline of the changes to address bicycle paths in the County's Subdivision Zoning and Plan. Commissioner Black seconded the motion. The motion carried 8-0.

8. Review and approval of the Calendar Year 2014 Planning Division Annual Report.

Maggie Castro, Planning Section Manager, presented the Annual report for the 2014 planning activities.

Commissioner Briggs made a motion to approve the Calendar Year 2014 Planning Division Annual Report as presented by staff. Commission Black seconded motion. Motion carried 8-0.

9. Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

Mr. Stansbury spoke of the recent meeting at the Foothills Library that presented and discussed zoning districts in the area and permit requirements. Commissioner Briggs and Chairman Henry attended as well. Staff contributed their own funds to provide small gifts, as well as receiving donations from Applebee's for door prizes for attendees returning service responses. Commissioner Briggs mentioned that staff did an outstanding job in presenting and the only comment he heard from attendees was that it would have been nice to see more advertisement in advance of the meeting.

10. Adjourn

The meeting adjourned at 6:16 p.m.

These minutes were approved and accepted on this 27th day of April, 2015.

Witness:
Michael Henry
Chairman

Attest:
Monty M. Stansbury, AICP
Planning Director

AIR-6292

4.

P&Z Commission Agenda

Meeting Date: 04/27/2015

Submitted For: Monty Stansbury

Submitted By: Juan
Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 15-02: Kevin A. Dahl, P.E., R.L.S. of Dahl, Robins & Associates, Inc., agent for Justin R. King, requests the rezoning of a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 637-02-003, located at 8419 East County 6th Street, Yuma, Arizona.

2. INTENT:

The applicant intends to rezone the subject property to the SSB-2 zoning district for single family residences.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of this request subject to the Performance Conditions and Schedule for Development listed on the attached staff report.

Attachments

Staff Report

Case Map

Site Plan

Dev Eval Checklist

Dunn Letter

Int Comments

Ext Comments



STAFF REPORT TO THE COMMISSION

April 27, 2015

Rezoning Case No. 15-02

REQUEST: Rezone a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number (APN) 637-02-003, located at 8419 East County 6th Street, Yuma, Arizona.

APPLICANT/AGENT: Kevin A. Dahl, P.E, R.L.S of Dahl, Robins & Associates, Inc., agent for Justin R. King.

Application is within Supervisor District 3: Russ Clark; Commissioners Wayne Briggs and Michael Henry. Staff report prepared by Juan Leal Rubio, Senior Planner.

DIRECTIONS: From the intersection of U.S. Highway 95 and Avenue 7E travel north on Avenue 7E for approximately 3 miles to County 6th Street. Turn east (right) on County 6th Street and travel 1.5 miles. The subject property is on the south side of County 6th Street at 8419 East County 6th Street.

INTENT:

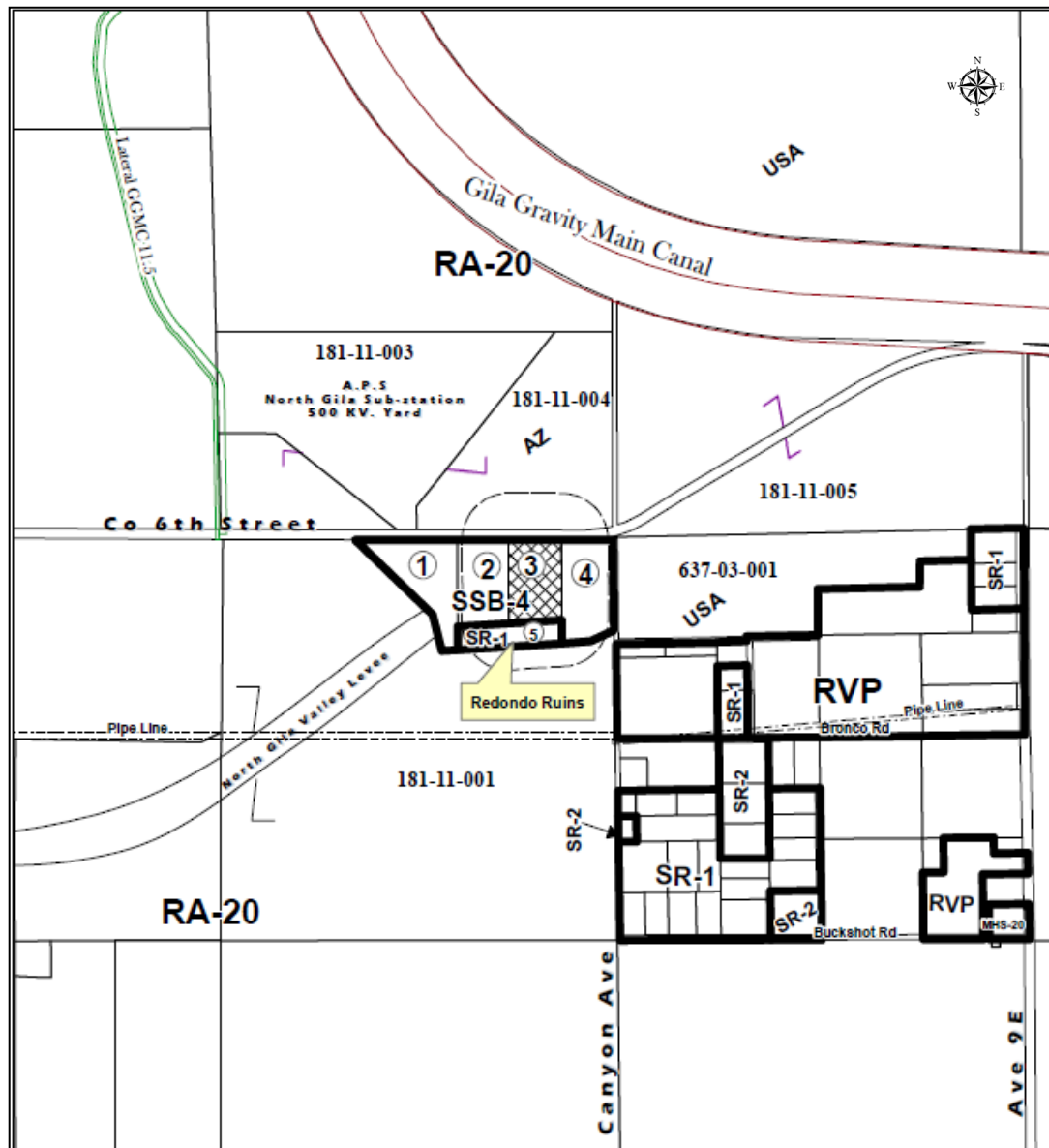
The applicant intends to rezone the subject property to the SSB-2 zoning district for single family residences.

SITE CONDITIONS:

The subject property sits on a sandy, rolling hill and is the location of a site-built dwelling located approximately 47 feet from the east property line and 207 feet from the north property line. The existing site built residence was constructed in 2013.

Surrounding zoning and land uses within the 300 foot radius of the subject property: Parcels 1 and 2 located to the west are zoned SSB-4; Parcel 1 remains vacant and Parcel 2 has a site-built dwelling. Parcel 4 located to the east is also zoned SSB-4 and is the location of a site-built dwelling. Parcel 5 located to the south is zoned Suburban Ranch-1 acre minimum (SR-1) and is the site of the Redondo Ruins which is a site of historical interest in the State of Arizona currently owned by the Archaeological Conservancy NM Non Profit, a non-profit agency dedicated to the historical preservation, research, and development of the Redondo Ruins site, as an historic, cultural resource for the public. The Redondo Ruins consist of a fenced-in 1.31 acre of land with portions of adobe walls which mark the location of a portion of the San Ysidro Hacienda, established by the Redondo Family in the late 1860's. The Redondo Ruins site is

listed on the National Register of Historic Places. The National Register refers to the site as the "first large non-Indian irrigated farm in Arizona". Parcel 181-11-001 located south of the Redondo Ruins is zoned Rural Area-20 acre minimum (RA-20) and is in agricultural production. Parcel 181-11-004 located to the north is zoned RA-20 and is characterized as vacant, hilly desert land owned by the Bureau of Land Management (BLM). Parcel 181-11-003 located approximately 680 feet to the northwest is zoned RA-20 and is the site of the North Gila Sub-Station, an electrical power substation owned and operated by Arizona Public Service Company (APS).



Vicinity Map

The SSB-2 zoning district is intended to accommodate residential land uses on larger lots in the more rural, outlying areas of the County where adequate services and facilities exist or may be developed to support such development. Uses such as single family dwellings, farming, and agricultural-related land uses are allowed.

The subject property is located in the North Gila Planning Area of the 2020 Comprehensive Plan and is designated Rural Density Residential (R-RD). The R-RD land use designation supports residential uses and densities that are rural in nature. The density allowed in the R-RD land use designation is 1 dwelling unit per 2 acres to 1 dwelling unit per 10 acres with minimum 2 acre parcels.

The subject property is not within the six-minute response time radius by Rural Metro located at 2029 South Arizona Avenue in Yuma, which is approximately 34.0 driving miles away from the property. The subject property is not within the ten-minute response time radius by the Yuma County Sheriff's Foothills District located at 13190 East South Frontage Road in Yuma, which is approximately 16.8 driving miles.

The subject property is located within the Yuma Elementary School District No.1, and the Yuma Union High School District. The elementary school for this location is Desert Mesa Elementary School located at 2350 South Avenue 7½E, approximately 7.9 miles from the subject property, and the high school for this location is Gila Ridge High School located at 7150 East 24th Street and approximately 7.8 miles from the subject property.

CRITICAL ISSUES:

The subject parcel is located within the Yuma PM₁₀ Non-attainment Area. A non-attainment area describes a geographic area in which the level of specific airborne particulate matter exceeds federal air quality standards. According to the Institute of Transportation Engineer's Trip Generation Manual, this request could potentially generate 20 vehicle trips per day. Access to the subject property is along County 6th Street which is a County maintained paved road. It is not likely that the proposed development of the site for a single family residence will significantly increase PM₁₀ pollutants.

The subject property and Parcels 1, 2, and 4 located to west and east were rezoned to SSB-4 with Rezoning Case Number 05-15 (RZ05-15) approved by the Board of Supervisors on October 26, 2006. Parcel 5, located to the south of the subject property, was also included with RZ05-15, but was rezoned to SR-1. Part of the conditions of approval for RZ05-15 required that the Redondo Ruins be conveyed by deed to a non-profit or public organization with the purpose of holding the parcel for historical preservation, research and development as an historic, cultural resource for the public. The subject parcel, as well as all other parcels included under RZ05-15, were requested, by means of recordation of a Yuma County Historic/Archaeologically Significant Site Disclosure Statement, to give proper notification to the Director of the Arizona State Museum, the Yuma County Historical Society, and the Rio Colorado Division of the Arizona Historical Society, if any structures, artifacts, items, material or evidence of artifact of historical significance are found.

The approval of RZ05-15 allowed the splitting of the parent parcel into six separate parcels. Based on a similar division of property where the "sixth" parcel was donated to The Archeological Conservancy for preservation, the division of property was not classified as a subdivision by the Arizona Department of Real Estate. Therefore, the proposed split resulting from this request would not trigger compliance with the Subdivision Regulations. Additionally, the owner of the subject property has expressed no common interest or association with the original owner/developer of the parent parcel and therefore, is also excluded from the definition of a subdivision in this new case.

The U. S. Department of Agriculture Important Farmland Map designates the subject area as "Other Land", which includes other barren land generally of low value for agricultural purposes that are not independently classified. The soil type is classified as Torriorthents-Torrifluvents. Surface runoff is rapid and susceptibility to water erosion is slight, but this soil type is severely limited for farming, for urban and recreational development, and for septic tank absorption fields. Depth to groundwater is 6 and 10 feet.

Public water and sanitation services are not available in the area of the subject property. A septic system and water well will be needed when developing the property.

The subject property is not located within the High Noise or Accident Potential Zone of the military airport and not within the Territory in the Vicinity of the Military Airport. However, the subject property is located beneath a flight path.

ORDINANCES, CODES AND REGULATIONS THAT PERTAIN TO THE APPLICATION:

- Yuma County Zoning Ordinance
- Yuma County Comprehensive Building Code
- 2003 International Fire Code
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Yuma County Public Works Standards Volumes I, II and III

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The application is on file along with the comments from Yuma County staff. The Building Safety Division, Engineering Division, Flood Control District and the Environmental Health Division offered a "no comment" response.

LETTERS OF SUPPORT. OPPOSITION. AGENCY, MILITARY. SPECIAL INTEREST: In a memo dated March 24, 2015, Paula L. Backs, representing the Marine Corps Air Station, offered the following comment: "The property is located beneath a flight path. It is requested that an aviation disclosure statement be recorded that recognizes the noise, interference, and vibrations that may be generated from aviation activities performed at the nearby Marine Corps Air

Station/Yuma International Airport aviation complex....". Various other agencies responded with a "no comment" or "satisfactory" response.

CITIZEN COMMENTS: On April 8, 2015, staff received a letter signed by Mr. Robert L. Dunn of Gila Monster Farms Partnership, LLC. The letter seeks clarification regarding residential densities being requested under RZ15-02 and also expresses concern regarding established Declaration of Covenants, Conditions and Restrictions not being enforced. A copy of the letter is attached and on file. On April 10, 2015, staff contacted Mrs. Dunn via phone and clarified concerns/questions brought up in the letter. Mrs. Dunn wishes to remain neutral on her position for RZ15-02.

DEVELOPMENT EVALUATION CHECKLIST: The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety & Welfare. A point system is used to score whether a proposal should likely be approved or denied. Of a possible high score of 300, the total score for this proposal is 262. A score falling in this category represents a moderate score. A score in this range represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

The Development Evaluation Checklist score is 262 due primarily to the following factors: 1) Response times for emergency vehicles is more than 6 minutes and more than 10 minutes for law enforcement; 2) Access within the site is via non-paved surface which increases the amount of particulates in the air; and 3) The area is remote from services, employment, schools and shopping.

CHRONOLOGY:

02-13-15	Application received
04-03-15	Letter mailed informing applicant of item being placed on the Planning Commission's public hearing agenda
04-03-15	Public notice mailed to properties within 300 feet of the request
04-06-15	Property posted for Planning Commission public hearing
04-08-15	Legal ad appears in the Yuma Sun for the Planning Commission's public hearing
04-09-15	Public notice mailed to the City of Yuma and all relevant agencies/stakeholders
04-17-15	Staff report mailed to applicant and/or agent
04-27-15	Planning Commission's public hearing

RECOMMENDATION:

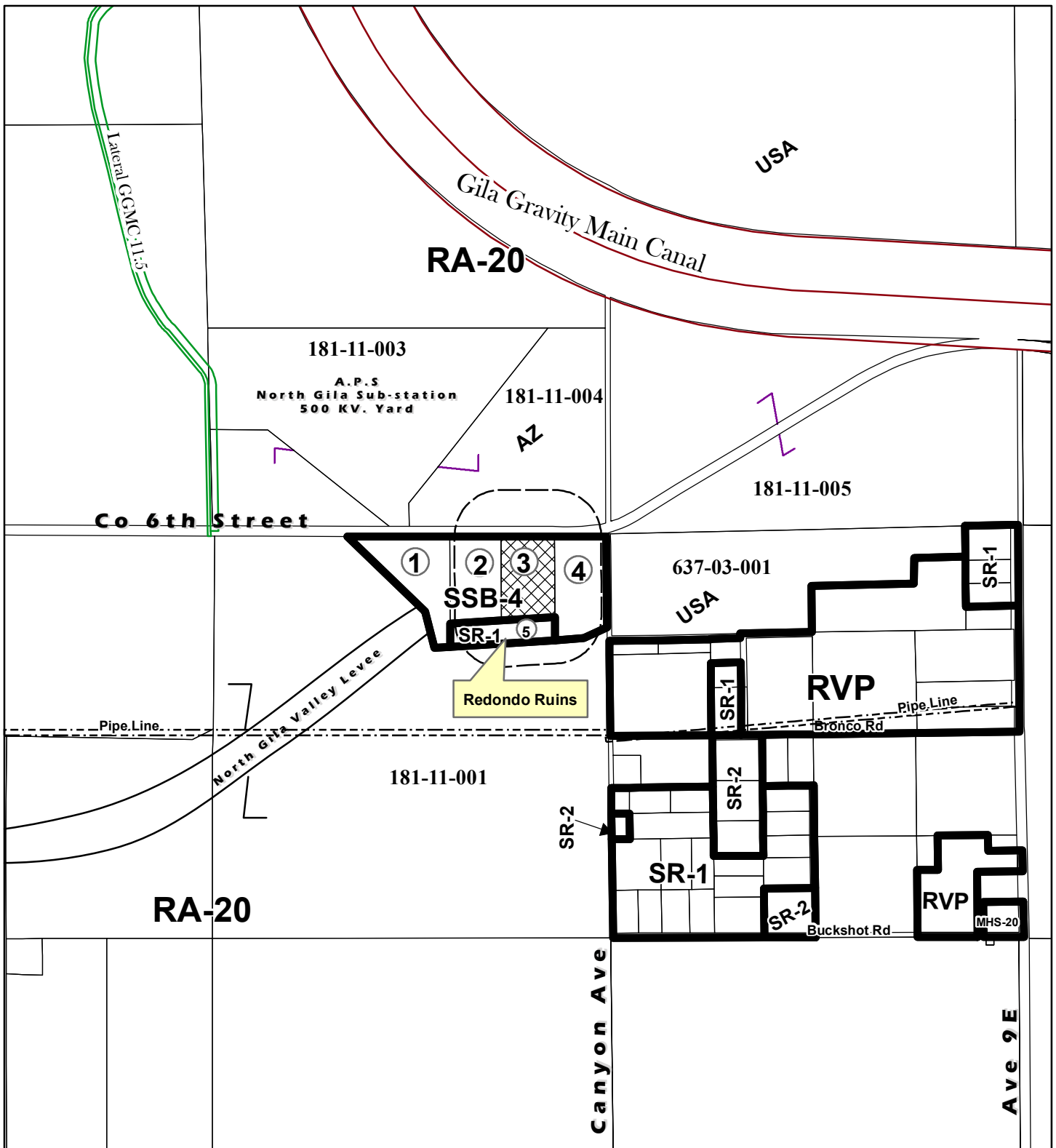
Staff recommends approval of this request based on: 1) The proposed use is compatible with surrounding zoning and land uses; 2) The proposed use is within the range of identified uses, densities and intensities of the 2020 Comprehensive Plan. If the Commission recommends approval, staff recommends attaching the following Performance Conditions and Schedule for Development:

Performance Conditions.

1. The owner shall submit a signed and notarized A.R.S. §12-1134 waiver to the Department of Development Services within 60 days of approval of this rezoning case by the Board of Supervisors.
2. The owner or applicant shall record the following disclosure statements within 60 days of Board of Supervisors' approval of this rezoning case and submit them to the Department of Development Services:
 - a. An agricultural disclosure statement.
 - b. An historic/archaeologically significant site disclosure statement.
 - c. An aviation disclosure statement.

Schedule for Development.

1. Within one year of approval by the Board of Supervisors, a Land Division Permit shall be applied for and approved in accordance with the Yuma County Zoning Ordinance, Section 507.00--Land Divisions.



DEPARTMENT OF
DEVELOPMENT
SERVICES

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APN(s):

RZ 15-02
8419 E. Co. 6th Street
637-02-003

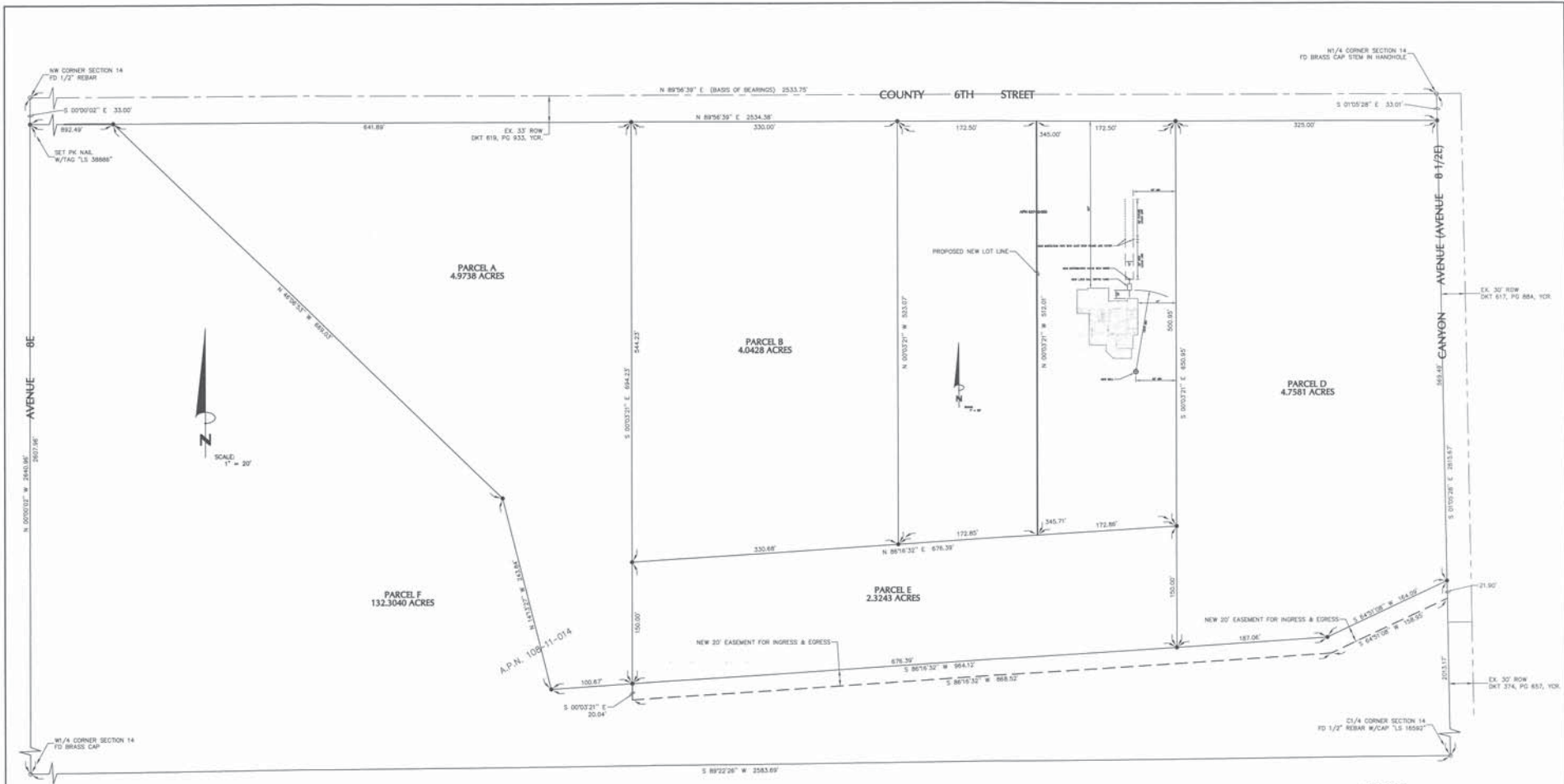
CASE PLANNER: J. Leal Rubio
DATE DRAWN: 3-11-2015
REVIEWED BY: M. Garcia



SCALE: 1" = 900'

Legend

- 300' BUFFER
- SUBJECT PROPERTY
- Zoning Boundary



LEGAL DESCRIPTIONS

PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PARCEL E INGRESS & EGRESS EASEMENT
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASIN AND MERIDIAN, YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01°05'28" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 33.01 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°56'30" WEST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1,000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°03'21" EAST A DISTANCE OF 894.23 FEET; THENCE SOUTH 86°16'32" WEST A DISTANCE OF 100.67 FEET; THENCE NORTH 14°12'27" WEST A DISTANCE OF 243.84 FEET; THENCE NORTH 46°08'33" WEST A DISTANCE OF 666.03 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89°56'30" EAST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.9738 ACRES, MORE OR LESS.	THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASIN AND MERIDIAN, YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01°05'28" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 33.01 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°56'30" WEST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1,000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°03'21" EAST A DISTANCE OF 894.23 FEET; THENCE SOUTH 86°16'32" WEST A DISTANCE OF 100.67 FEET; THENCE NORTH 14°12'27" WEST A DISTANCE OF 243.84 FEET; THENCE NORTH 46°08'33" WEST A DISTANCE OF 666.03 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89°56'30" EAST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.0428 ACRES, MORE OR LESS.	THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASIN AND MERIDIAN, YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01°05'28" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 33.01 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°56'30" WEST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1,000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°03'21" EAST A DISTANCE OF 894.23 FEET; THENCE SOUTH 86°16'32" WEST A DISTANCE OF 100.67 FEET; THENCE NORTH 14°12'27" WEST A DISTANCE OF 243.84 FEET; THENCE NORTH 46°08'33" WEST A DISTANCE OF 666.03 FEET TO A POINT WHICH LIES 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89°56'30" EAST PARALLEL WITH AND 33.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.7581 ACRES, MORE OR LESS.	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SAID PARCEL CONTAINS 2.3243 ACRES, MORE OR LESS.	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SAID PARCEL CONTAINS 132.3040 ACRES, MORE OR LESS.	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SAID PARCEL CONTAINS 2.3243 ACRES, MORE OR LESS.

LEGEND

---	CENTER / SECTION LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EASEMENT LINE
○	FOUND MONUMENT (TYPE AS NOTED)
●	SET 1/2" REBAR W/CAP "L.S. 38886" (OR TYPE AS NOTED)
●	RIGHT-OF-WAY
APN	ASSESSOR'S PARCEL NUMBER
FD	FOUND

BASIS OF BEARINGS

THE CENTERLINE OF COUNTY 6TH STREET WHICH IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASIN AND MERIDIAN, AS SHOWN ON "BOUNDARY SURVEY" PREPARED BY JAMES EAVY & ASSOCIATES DATED APRIL 01, 2002
N 89°56'30" E

DATE	
DRAWINGS ISSUE RECORD	

1000 S. 5th Avenue
Phoenix, AZ 85004-1001
Phone: (602) 944-1001
Fax: (602) 944-1001
www.dahl-robbins.com

DAHL, ROBINS & ASSOCIATES, INC.

GILA MONSTER PARTNERSHIP
A SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T. 8 S., R. 22 W., G & S.R.B. & M., YUMA COUNTY, ARIZONA



DATE	DEC 2005
SURVEYED BY	M.A.C.
DRAWN BY	J.A.H.
CHECKED BY	J.C.B.
PROJECT NO.	04396
FILE NO.	A-1
SHEET	1

Yuma County 2020 Comprehensive Plan
Development Evaluation Checklist

Case No.: RZ15-02

Owner/Agent: Justin R. King/Kevin A. Dahl

Current Zoning: SSB-4

Proposed Zoning: SSB-2

Acreage:

4.32

IMPACT CATEGORY I.**CONFORMANCE TO EXISTING PLANS**

		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, Joint Land Use Plan (JLUP), area plans, and other applicable county, state, or regional plans.	25	0	25
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan.	0	10	10
3	The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones.	10	0	10

IMPACT CATEGORY II.**LAND USE COMPATIBILITY**

4	The proposed use is the same or similar to the uses in the surrounding vicinity.	25	0	25
5	The proposed density is the same or similar to the existing density in the surrounding vicinity.	25	0	25
6	The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment.	25	0	0

IMPACT CATEGORY III.**NATURAL RESOURCES**

7	The project, or a part of the project is located within the 100-year floodplain or floodway.	0	10	10
8	The subject parcel is located in an area of known high groundwater or a surface water source is present	0	5	5
9	The project will result in the loss of prime and/or unique farmland.	0	15	15

IMPACT CATEGORY IV.**PUBLIC INFRASTRUCTURE**

10	Adequate improvements to the existing transportation system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic.	15	0	15
11	Any public right-of-way necessary to accommodate the development has been or is proposed to be dedicated.	5	0	5

12	A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.	5	0	5
13	A public or private water system, or an on-site water source, will adequately serve the proposed development	5	0	5

IMPACT CATEGORY V.**NATURAL ENVIRONMENTAL CONDITIONS**

14	The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.	0	5	5
15	The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.	0	5	5
16	Soils within the project area are stable and suitable for the proposed development.	5	0	5
17	There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area.	0	5	5
18	The site contains slopes of 12% or greater.	0	5	5

IMPACT CATEGORY VI.**MANMADE ENVIRONMENTAL CONDITIONS**

19	The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.	0	5	5
20	Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.	5	0	5
21	The project will increase PM ₁₀ (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.	0	5	5
22	The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility.	0	15	15

IMPACT CATEGORY VII.**HEALTH, SAFETY, AND WELFARE**

23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	15	0	15
24	Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).	0	10	7
25	Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.).	10	0	0

26	A legal public right of vehicular ingress and egress exists to and from the parcel.	10	0	10
27	The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.	10	0	10
28	Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities.	10	0	10
TOTAL SCORE				262
MAXIMUM POSSIBLE SCORE				300

HIGH SCORE

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

MODERATE SCORE

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

LOW SCORE

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.

Prepared by: Juan Leal Rubio

Gila Monster Farms Partnership, LLC

*3720 South Avenue 17E
Yuma, Arizona 85365
Phone (928) 785-3337
Fax (928) 785-4441*

Yuma County Developmental Services
Juan Leal Rubio, Senior Planner
2351 W 26th Street
Yuma, Arizona 85364

Dear Mr. Rubio:

This letter is in response to the request for re-zoning for the property identified as Assessor's Parcel Number 637-02-003, located at 8419 E. County 6th Street.

As the petitioner who requested the original re-zoning from agricultural to residential, I have a couple of questions for your consideration.

1- What variables have changed since 2006, when our request for smaller parcels was denied, which now make it appropriate to allow for higher residential density in this area?

2- Are you prepared to accommodate the other 3 property owners in this development in the same manner, potentially doubling the number of residences from 4 to 8 on this 20 acre plot?

Also, please see attached a copy of the Declaration of Covenants, Conditions and Restrictions that are associated with this property and binding until 2016. I call particular attention to Paragraph 1, stating "No lot is to be re-subdivided into smaller tracts or lots..." and Paragraph 17, which requires a majority of the lot owners to amend these covenants after 2016.

Please feel free to contact me if you need further clarification.

Respectfully,



Robert L. Dunn
Gila Monster Farms Partnership, LLC

RECEIVED
APR 08 2015
DEVELOPMENT SERVICES

OFFICIAL RECORDS OF
YUMA COUNTY RECORDER
SUSAN MARLER**FEE #: 2006 - 42357**10/18/2006 04:18 PAGES: 0006
FEES: 5.00 8.00 1.00 .00 .00
REQ BY: YUMA TITLE
REC BY: PATTY MAGANAWhen recorded mail to:
Barry Julian
2450 S. 4th Avenue
Suite 119
Yuma, AZ 85364COPY
AS TO FILED & VA ONLY

This space reserved for recording information

Caption Heading: Restrictions

REDONDO RANCH ESTATES
AT GILA MONSTER PROPERTIES
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
As amended October 1, 2006

THIS DECLARATION is made and dated on the 1st day of October, 2006, by Gila Monster Partnership, hereinafter referred to as "Declarant", being the owner of three (3) of the following described premises, situated in the County of Yuma:

Lots One (1) through Four (4), inclusive, at Redondo Ranch Estates, at the Southwest Corner of County 6th Street and County 8 ½ E, in the North Gila Valley, in the County of Yuma, State of Arizona.

W I T N E S S E T H

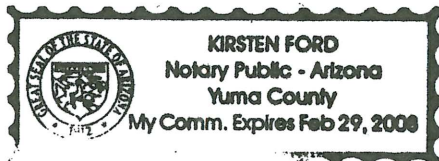
NOW, THEREFORE, Gila Monster Partnership, as Declarant, hereby declares that it has established and it does hereby establish a general plan for the protection of the said real property hereinabove described, and does hereby fix certain restrictions, covenants, conditions and reservations upon and subject to which the portions of the said property shall be held, as follows, to wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single-family dwelling except as in item #3 below. No lot is to be re-subdivided into smaller tracts or lots, or conveyed or encumbered in any size less than the full dimensions shown on the recorded plat.
2. No main residential structure shall be permitted on any lot, the habitable floor space of which, exclusive of basements, porches, and garages is less than 2500 square feet for a one story dwelling, nor less than 3,000 square feet for a dwelling of more than one story. All dwellings shall be constructed of brick, cement block or other substantial construction or insulated frame construction. Appropriate ancillary buildings with no minimum dimensions, in keeping with the architecture of the principal building, shall be permitted; provided, however, that no used or previously erected or temporary house, structure or non-permanent out-buildings shall be placed or erected or allowed to remain on any of the land except during construction periods and no dwelling house shall be occupied in any manner prior to its completion. All lot improvements shall meet all prevailing County and State laws.

3. Guest houses or servants' quarters, as may be approved by Yuma County, shall be allowed.
4. No structure of a temporary character, or any trailer, manufactured home, mobile home or recreational vehicle, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a permanent residence.
5. No noxious or offensive activity shall be allowed, and nothing shall be done or permitted to be done on said lands which is a nuisance or might become a nuisance to the owner or owners of nearby properties.
6. No horses, cattle, domestic fowl or other livestock shall be kept on any of said premises. All household pets belonging to the household shall be strictly confined to the residential boundary. In no event shall dogs be allowed to run at large.
7. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, junked cars, or other waste. No burning shall be allowed upon any tract or lot. Disposal of all rubbish, trash, garbage, junked cars, or other waste shall be done by the owner of the lot or tract at the expense of said owner. No debris of any kind shall be permitted to accumulate upon or adjacent to any portion of the property and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other portion of the property or to its occupants.
8. No vehicle of any type which is abandoned or inoperable shall be stored or kept on any lot or street within this subdivision in such a manner as to be seen from any other lot or from any street or alleyway within this subdivision.
9. No sign of any kind shall be displayed to the public view on any one lot except a professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale, or signs used by a builder to advertise the property during construction and sales period.
10. The owner of each lot shall provide water at his own expense. The seller in no way guarantees the potability of well water on any lot. Furthermore, the buyer acknowledges that no rights exist for water buy from either the Gila Gravity Main Canal, Wellton Mohawk Irrigation and Drainage District or North Gila Irrigation and Drainage District.
11. No fence shall be erected or maintained on the premises which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general landscape of Redondo Ranch Estates.

12. The owner of each lot agrees that the owner will install, at his own expense, an adequate sewage disposal system, as may be prescribed by the Yuma County Department of Sanitation.
13. Easements are reserved as shown on the plat for utility installation and maintenance, and for driveways for ingress and egress to each lot from Yuma County Road 6E. No structures may be built within these areas.
14. Declarant does not convey any oil, gas, or mineral rights.
15. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.
16. Buyer recognizes that said properties lie adjacent to an active agriculture production area, and acknowledges that certain normal agricultural practices produce noise, odor and dust. Buyer agrees, therefore, to withhold comment, criticism or complaint with respect to normal agricultural practices in adjacent fields, including but not limited to aerial application of insecticides and herbicides, application of odor producing fertilizers and blowing dust from fallow fields.
17. These covenants are to run with the land and shall be binding on the undersigned and all of the successors in title, interest or possession in all and every part of said premises until January 9, 2016. Thereafter said covenants shall be automatically extended for successive periods of ten (10) years, unless or until the owners of a majority of the lots affected hereby amend or revoke the same by written instrument, duly acknowledged and recorded. No amendment or revocation may in any way adversely affect the adjacent agricultural properties or in any way negatively affect the farmers' ability to engage in the production of any agricultural commodity.
18. Invalidation of any one of these Covenants by judgment of Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the owner of said properties has caused these Protective and Restrictive Covenants to be executed as of this 1st day of October, 2006.



Gila Monster Partnership

By Robert L. Dunn

Robert L. Dunn, General Partner

STATE OF ARIZONA

County of Yuma

The foregoing instrument was acknowledged before me this 1st day of October, 2006, by Robert L. Dunn, General Partner, Gila Monster Partnership,

Witness my hand and official seal.

Kirsten Ford



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

CASE NUMBER: Rezoning Case No. 15-02

PROJECT DESCRIPTION: Kevin A. Dahl, P.E., R.L.S. of Dahl, Robins & Associates, Inc., agent for Justin R. King, requests the rezoning of a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 637-02-003, located at 8419 E. County 6th Street, Yuma, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to SSB-2 for single family residences.

PUBLIC HEARING: Tentatively scheduled for 4/27/15.

COMMENTS DUE: ASAP

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner


Attachments: Case Map

____COMMENT

____NO COMMENT____

DATE: 3.10.15

NAME: _____

 R.J. Stacks, R.S.

AGENCY/DIVISION: R.J. Stacks, R.S. Environmental Health Manager

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

CASE NUMBER: Rezoning Case No. 15-02

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

☐ COMMENT

☒ NO COMMENT

DATE: 3/16/2015

NAME: Armas Nunez

AGENCY/DIVISION: Engineering

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

____COMMENT

X_NO COMMENT

DATE:____3/11/15____NAME:_____

AGENCY/DIVISION:_____

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: [Craig Sellers](#)
To: [Juan Leal Rubio](#)
Subject: RE: Request for Comments, RZ15-02
Date: Wednesday, March 11, 2015 8:27:16 AM

No FC comments.

From: Juan Leal Rubio

Sent: Tuesday, March 10, 2015 1:55 PM

To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjasm09@msn.com); Bruce Fenske (Bfenske@azdot.gov); Blevins, Robert (Bob) - Principal Planner; Carmen Juarez (carmenj@cityofsomerton.com); Charles Gulden (charles.gulden@us.army.mil); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bkleee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); Gerry Ramirez (gramirez@azdot.gov); Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Limon (IGarcia@azdot.gov); James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Jennifer Albers (jennifer.albers@yumaaz.gov); Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey (jstarkey@cityofsanluis.org); Jon Heidrich (JHeidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Kenneth Epperley (Kenneth.Epperley@us.army.mil); Lucy Shipp (lucyship@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (rluna@mohawk.apsc.org); Paula Backs (paula.backs@usmc.mil); Placido Lopez (placido.lopez@twcable.com); Roxanne Molenar (rmolenar@yumasun.com); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (uirrigatio@aol.com); Wellton Elementary School Dist. #24 (Inoel@apsc.org); YMPO (Cgutierrez@ympo.org); Yum County Water Users Association (tdavis@ycwua.org); Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; Craig Sellers; Arturo Alvarez; Pat Headington

Subject: Request for Comments, RZ15-02

Please review the attached proposal and get back to me with any questions or comments.

Thank you.

Juan Leal Rubio
Senior Planner
928-817-5176





YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

CASE NUMBER: Rezoning Case No. 15-02

PROJECT DESCRIPTION: Kevin A. Dahl, P.E., R.L.S. of Dahl, Robins & Associates, Inc., agent for Justin R. King, requests the rezoning of a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 637-02-003, located at 8419 E. County 6th Street, Yuma, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject property to SSB-2 for single family residences.

PUBLIC HEARING: Tentatively scheduled for 4/27/15.

COMMENTS DUE: ASAP

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

☐ COMMENT

☒ NO COMMENT

DATE: 3/18/15

NAME: Mark Keslar

AGENCY/DIVISION: APS

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

CASE NUMBER: Rezoning Case No. 15-02

PROJECT DESCRIPTION: Kevin A. Dahl, P.E., R.L.S. of Dahl, Robins & Associates, Inc., agent for Justin R. King, requests the rezoning of a parcel 4.32 gross acres in size from Suburban Site Built-4 acre minimum (SSB-4) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 637-02-003, located at 8419 E. County 6th Street, Yuma, Arizona.

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COMMENTS DUE: ASAP

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

☐ COMMENT

☒ NO COMMENT

DATE: 3/13/15 NAME: Gen Grosse, Corporate Account Manager

AGENCY/DIVISION: Yuma County Airport Authority

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

☐ COMMENT

☒ NO COMMENT

DATE: 3/11/15 NAME: Juan Leal Rubio

AGENCY/DIVISION: ADOT Yuma District

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

March 10, 2015

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

 X COMMENT

 NO COMMENT

The property is located beneath a flight path. It is requested that an avigation disclosure statement be recorded that recognizes the noise, interference, and vibrations that may be generated from aviation activities performed at the nearby Marine Corps Air Station/Yuma International Airport aviation complex. Please email a copy of the disclosure statement to paula.backs@usmc.mil. Thank you for the opportunity to comment.

DATE: 3/24/2015 NAME: Paula L. Backs, Community Liaison Specialist

AGENCY/DIVISION: MCAS YUMA AZ

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: [Pat Morgan](#)
To: [Juan Leal Rubio](#)
Subject: RE: Request for Comments, RZ15-02
Date: Tuesday, March 10, 2015 3:16:30 PM

YMIDD has no comment on case # RZ15-02

Thank You,
Patrick L. Morgan
Manager

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]
Sent: Tuesday, March 10, 2015 01:55 PM
To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjsm09@msn.com); Bruce Fenske (Bfenske@azdot.gov); Blevins, Robert (Bob) - Principal Planner; Carmen Juarez (carmenj@cityofsomerton.com); Charles Gulden (charles.gulden@us.army.mil); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bklee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); Gerry Ramirez (gramirez@azdot.gov); Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Limon (IGarcia@azdot.gov); James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Jennifer Albers (jennifer.albers@yumaaz.gov); Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey (jstarkey@cityofsanluis.org); Jon Heidrich (JHeidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Kenneth Epperley (Kenneth.Epperley@us.army.mil); Lucy Shipp (lucyship@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (rluna@mohawk.apscc.org); Paula Backs (paula.backs@usmc.mil); Placido Lopez (placido.lopez@twcable.com); Roxanne Molenaar (rmolenaar@yumasun.com); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (uirrigatio@aol.com); Wellton Elementary School Dist. #24 (Inoel@apscc.org); YMPO (Cgutierrez@ympo.org); Yum County Water Users Association (tdavis@ycwua.org); Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; Craig Sellers; Arturo Alvarez; Pat Headington
Subject: Request for Comments, RZ15-02

Please review the attached proposal and get back to me with any questions or comments.

Thank you.

Juan Leal Rubio
Senior Planner
928-817-5176



AIR-6258

5.

P&Z Commission Agenda

Meeting Date: 04/27/2015

Submitted For: Monty Stansbury

Submitted By: Chad Bahr

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Special Use Permit No. 15-03: Kyle Carter, agent for Sisson Farms AZ LTD AZ LLLP, requests a Special Use Permit per Section 1115.04 of the Yuma County Zoning Ordinance to establish a wireless communication facility on a parcel of 80.1 gross acres zoned Rural Area - 40 Acre Minimum (RA-40), Assessor's Parcel Number 177-24-001, located at the southeast corner of the intersection of County 1st Street and Avenue 69½E, specifically with an address of 1145 South Avenue 69½E, Dateland, Arizona.

2. INTENT:

For a new wireless facility.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends **approval** of this request. If the Planning Commission recommends approval, staff suggests attaching the following Performance Conditions and Operational Condition:

Performance Conditions.

1. The owner or applicant shall submit the below listed waiver, record the following disclosure statements, and access document(s) all within 60-days of Board of Supervisor approval of case SUP 15-03 and submit them to the Department of Development Services (DDS):

- a. An A.R.S. §12-1134 waiver.
- b. A Range Disclosure Statement.
- c. A Restricted Air Space Disclosure Statement.
- d. Evidence of legal access to the subject property from

Interstate 8.

2. The owner/applicant shall acquire and have finalized all required permits as per appropriate code requirements within one (1) year of approval by the Board of Supervisors or the Special Use Permit shall expire pursuant to Section 402.5(B)(1)(a) of the Yuma County Zoning Ordinance.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from the site plan will require approval by the County Planning Director pursuant to Section 402.04 of the Yuma County Zoning Ordinance.
2. The proposed tower must be lighted at the top with a flashing red beacon for operation from dusk to dawn.
3. The proposed tower must be removed upon cessation of its use.

Attachments

[Staff Report](#)

[Case Map](#)

[Application, Site Plan and Narrative](#)

[DEC](#)

[All Comments](#)



STAFF REPORT TO THE COMMISSION
April 27, 2015

Special Use Permit Case No. 15-03

REQUEST: A Special Use Permit per Section 1115.04 of the Yuma County Zoning Ordinance to establish a wireless communication facility on a parcel of 80.1 gross acres zoned Rural Area - 40 acre minimum (RA-40), Assessor's Parcel Number 177-24-001, located at the southeast corner of the intersection of County 1st Street and Avenue 69½E, specifically with an address of 1145 South Avenue 69½E Dateland, Arizona.

APPLICANT: Cory Squire, agent; Sisson Farms AZ LTD AZ LLLP, owner.

Application is within Supervisor District 3, Supervisor Russell T. Clark. Planning Commissioners are Wayne Briggs and Michael Henry. Staff report is prepared by Chad Bahr, Senior Planner.

LOCATION: Travel east on Interstate 8 (I-8) from the City of Yuma and take Exit 73 and turn south (right) across the Frontage Road and the Union Pacific Railroad tracks. Turn west (right) onto a dirt road along the north side of the dairy and travel approximately ¼ mile. Continue along curvature of dirt road which turns into Avenue 69½E and travel south approximately 0.8 miles to the subject property. The subject property is located on the driver's left side on the east side of Avenue 69½E.

INTENT:

The applicant intends to establish a wireless communication facility 40 feet in height.

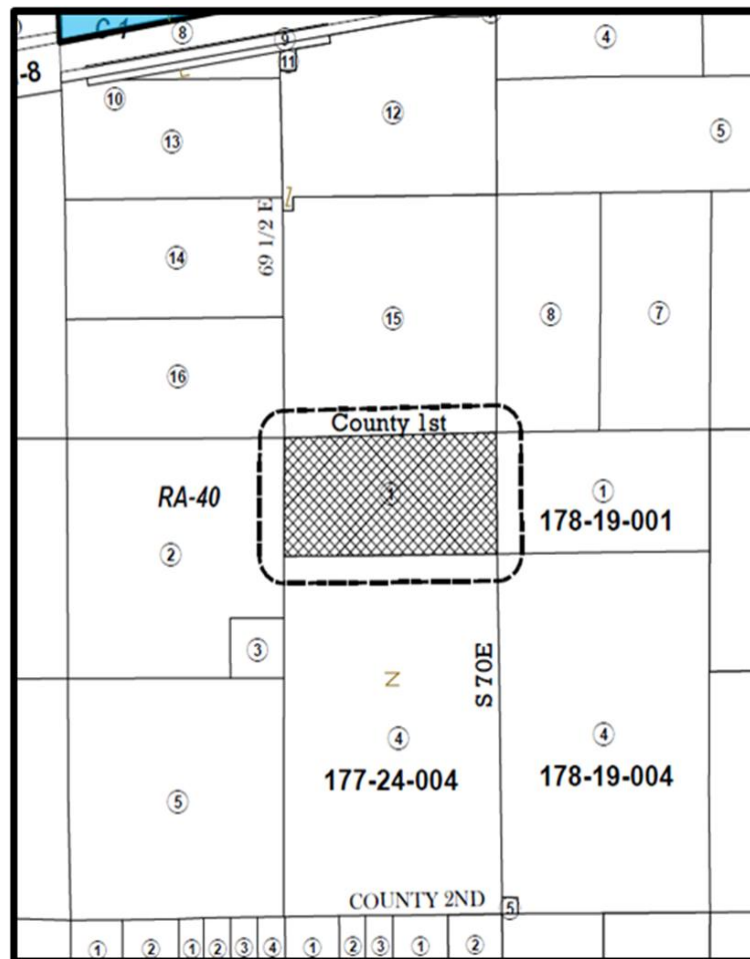
Proposed Use:

The applicant is desiring to establish a 40 feet high wooden pole in the northwest corner of the subject parcel. The tower would be owned and operated by TDS Telecom/Arizona Telephone Company. The purpose of the facility would be to establish a microwave communication path between the tower facility to be located north of the Hyder area via Special Use Permit No. 14-09 (SUP 14-09) which was approved by the Board of Supervisors on March 2, 2015 and the existing wireless facilities at Dateland. In essence, this would be the connection or middle point between these other two facilities. The tower would also have a distribution or "point to multi-point" radio for connection to permanent establishments in the area.

SITE CONDITIONS:

The subject property has historically been used for agricultural purposes on the eastern two-thirds and southwest portion of the parcel. The northwest portion of the parcel contains buildings that are used to support agricultural uses. Building permit history reveals seven permits issued from 2003 through 2005: four for exempt agricultural buildings, two for septic tanks, and one for electrical for a water well. The property is accessed via Avenue 69½E from the west side of the parcel.

Surrounding zoning and land uses: There are seven parcels within the 300 feet notification area. All of these are zoned Rural Are-40 acre minimum (RA-40). All seven parcels within the 300 feet notification area and the areas beyond those are all either in agricultural production or have established upon them structures in support of agricultural endeavors. Parcel 4 to the south is the location of three manufactured homes used for housing of agricultural farm workers.



Vicinity Map

The Rural Area (RA-40) zoning district is a district intended to conserve and preserve farms, agriculturally related resources, continued agricultural use and other open space land uses fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities.

The subject property is located within the Dateland/East County Planning Area of the Comprehensive Plan. The land use designation is Agricultural/Rural Preservation (A-RP) which calls for 40-acre minimum parcels and supports agricultural land uses. This request for a Special Use Permit does not trigger an amendment to the Comprehensive Plan.

The subject property is within the Hyder School District No. 16 for primary education and Antelope Union High School District No. 50 for secondary education. The nearest elementary school is Dateland Elementary located at 1300 South Avenue 64E, located approximately 8.0 miles from the subject property. This schools houses grades K-8, thus, there is no middle school to serve the area. The nearest high school is Antelope High School located at 9168 South Avenue 36E and it is located approximately 39.0 miles from the subject property. It houses grades 9-12.

The subject property is not located within the six-minute response time radius by the Wellton Fire District, located at 29118 Los Angeles Avenue in Wellton, approximately 47 miles from the property.

The subject property is not located within the ten-minute response time radius by the Yuma County Sheriff's Department. The nearest Sheriff response would be from the Yuma County Sheriff Substation District No. 5 located at 10260 Dome Street also in Wellton.

The subject property is located within three miles of the Barry M. Goldwater Range (BMGR), but it is not located within a high noise zone. However, the subject property is located under Restricted Airspace.

The site consists of Ligurta-Cristobal Soil Complex and the Harqua-Tremon Complex. For the area where the tower is proposed the soil type is the former. Said complex is well drained, strongly saline soil on old alluvial fans and low terraces. Livestock grazing is limited. This soil is moderately limited for urban development.

The subject property is not located in the PM₁₀ non-attainment area.

CRITICAL ISSUES:

Required Conclusions from Yuma County Zoning Ordinance: (Section 402.01)

- 1. The proposed development will not materially affect or endanger the public health, safety or welfare.**

The use of the property for a wireless communication facility is seen as not materially affecting or endangering the public health, safety and welfare for the following reasons:

1) the use is laid out in compliance with the zoning ordinance, and 2) the proposed use is seen as augmenting telecommunications to the area.

- 2. The proposed development complies with all regulations and standards applicable within the zoning district specifically applicable to the particular type of special use or class of special uses.**

The proposed development will comply with all applicable regulations and standards associated with the RA-40 zoning district including, but not limited to, height, screening, parking, buffering, and setbacks. Legal access can be handled through a performance condition seen below.

- 3. The proposed development will not substantially change or materially affect the adjoining property or the surrounding area.**

The proposed establishment of a wireless facility will not substantially change and will not materially affect the surrounding area. It is seen as an addition to the area.

- 4. The proposed development will be in harmony with the area in which it is located.**

The proposed development will be in harmony with the area in which it is located because the wireless facility as proposed will look very similar to existing electrical poles already found in the area.

Ordinances, codes and regulations that pertain to the application:

- Yuma County Zoning Ordinance
- Yuma County Comprehensive Building Code
- 2003 International Fire Code
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Public Works Standards
- Americans with Disabilities Act (ADA)

SUMMARY NOTES:

Support Staff Summary: The Engineering Division, Flood Control Division, Building Safety Division, Environmental Health Division and Zoning Enforcement Division all find this request satisfactory.

Letters of Support, Opposition, Agency, Military, Special Interest: The application is on file. E-mail responses from the Environment Programs Division, Building Safety District and Engineering Division are on file. An e-mail response received on March 6, 2015 from Paula Backs, MCAS Community Planning Liaison, stated the following: The applicant should avoid the 1710-1755 MHz frequency band, they shouldn't have a problem with the height as long as it (the tower) is lit with a red flashing light, and the parcel is located in the Restricted Air Space

south of I-8. She added on 3-24-15 the area is also located under a general aviation and helicopter pathway.

Citizen Comments: As of April 15, 2015, no comments had been received from the public.

Development Evaluation Checklist (DEC): The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety and Welfare. A point system is used to score whether a proposal should likely be approved or denied. Of a possible maximum score of 300, the total score for this proposal is **254**. A score of 275 to 300 represents a high score and a score in this range represents a proposal that likely should be approved. The proposal is likely to be in compliance with adopted land use plans, policies and objectives and is compatible with surrounding development. A score from 250 to 274 is a moderate score and a score falling within this range represents a proposal that likely contains some redeeming values, but is lacking in one or more areas. A low score is 249 or less and a represents a proposal that likely should not be approved. The Development Evaluation Checklist score is less than 300 due primarily to the fact the proposed density is not in complete alignment with existing densities in the area, the use is not in perfect alignment with all other uses, and the property is located in an area of soil liquefaction.

CHRONOLOGY:

03-02-15	Application received
04-02-15	Property posted for the Planning Commission's public hearing
04-08-15	Legal ad appears in the Yuma Sun for the Planning Commission's public hearing
04-10-15	Public notice mailed to properties within 300 feet of the request
04-17-15	Letter mailed informing applicant of item being placed on the Planning Commission's public hearing agenda
04-20-15	Staff report e-mailed to applicant and/or agent
04-27-15	Planning Commission's public hearing

RECOMMENDATION:

Staff recommends **approval** of this request subject to the following Performance Conditions and Operational Condition:

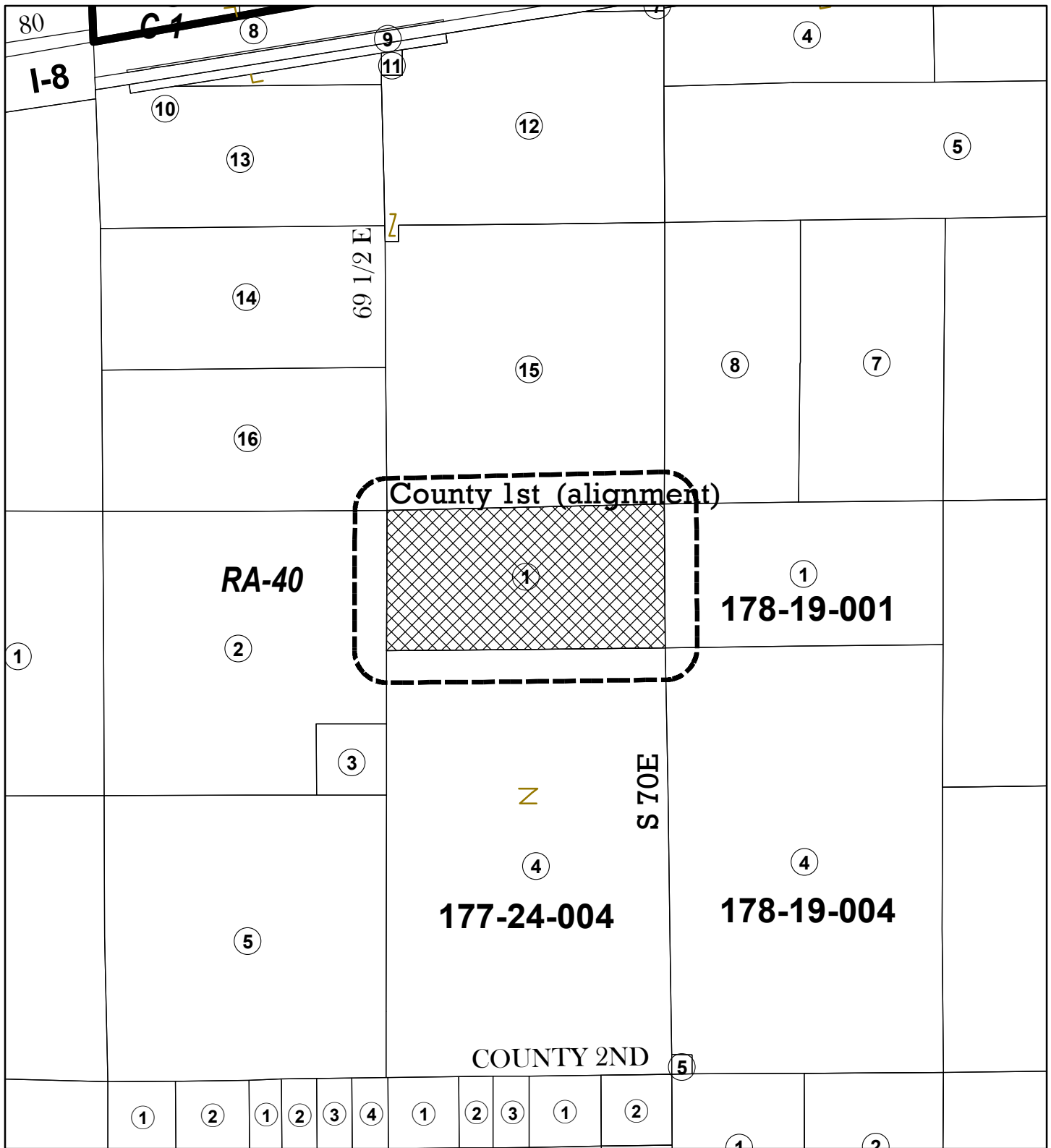
Performance Conditions.

1. The owner or applicant shall submit the below listed waiver and record the following disclosure statements and access document(s) all within 60-days of Board of Supervisors' approval of case SUP15-03 and submit them to the Department of Development Services (DDS):
 - a. An A.R.S. §12-1134 waiver.
 - b. A Range Disclosure Statement.
 - c. A Restricted Air Space Disclosure Statement.
 - d. Evidence of legal access to the subject property from Interstate 8.

2. The owner/applicant shall acquire and have finalized all required permits as per appropriate code requirements within one (1) year of approval by the Board of Supervisors or the Special Use Permit shall expire pursuant to Section 402.5(B)(1)(a) of the Yuma County Zoning Ordinance.

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2. The proposed tower must be lighted at the top with a flashing red beacon for operation from dusk to dawn.
3. The proposed tower must be removed upon cessation of its use.



**DEPARTMENT OF
DEVELOPMENT
SERVICES**

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:

LOCATION: 1145 South Avenue 69 1/2E

APN:

SUP 15-03

177-24-001

CASE PLANNER: C. Bahr

DATE DRAWN: 3-3-2015

REVIEWD BY: F. Villegas



SCALE: 1" = 1300'

Legend



300 FEET BUFFER



SUBJECT PROPERTY



Zoning Boundary



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

CASE NO.
SUPIS-0003

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

PROPERTY
OWNER(S):

NAME: SISSON FARMS AZ LTD AZ LLLP (Owner: Jon Warkowski) PHONE # 602.768.0317

MAILING ADDRESS: 805 E Eason Ave, Buckeye, AZ 85326

FAX# _____ EMAIL: jwarko616@gmail.com

AGENT (IF ANY)

Power of Attorney
REQUIRED

NAME (please print): Squire

Cory

Last Name

First Name

PHONE # 435.623-4252

FAX# 435.623.4351

MAILING ADDRESS: 22 N Sheep Lane (1200 East) | P.O. Box 331 | Nephi, UT 84648

EMAIL: CSQUIRE@RMWT.COM

Assessor's Parcel Number(s): 177-24-001

TYPE OF APPLICATION:

LEGAL DESCRIPTION: SEC 24 TWP 7 S RNG 12 W
N½ of NE¼ of Section 24 Township 7 South Range 12 West

Gila-Salt River Meridian

Acreage: 80.01± (☒ gross ☐ net) CURRENT ZONING RA-40

CURRENT LAND USE: Agricultural / Rural Preservation

PLANNING AREA: Dateland East County

PROPOSED ZONING; USE: RA-40 ; WCF

Wireless Communication Facility

Zoning Ordinance Section # for Interpretation: 1115.05 - 1115.07

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit
- ☐ Temporary Special Use Permit
- ☐ Commission Initiative

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

OFFICE USE ONLY

Date Received: 03-02-15 Accepted by: JAVIER B.

Copy sent to GIS on: N/A @ THIS TIME

Faxed to MCAS on: N/A @ THIS TIME

Fee Paid: \$ 1500 00

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 20th day of February 2015

Cory Squire Randy L. H. H.

Signature(s) of ☐ Property Owner(s) or ☒ Legal Agent
(If legal agent, power of attorney form must be attached)

Property Profile**The Office of the Yuma County Assessor**

410 South Maiden Lane, Suite A Yuma, Arizona 85364 - Phone: (928) 373-6040

Account: R0064500 Tax Year: 2015 Account Type:

*Tax Rate: 11.213300 Version: 01/01/2015 Area ID: 1603

*Estimated Tax: \$3,472.76 Parcel: 177-24-001 Parcel Size: 80.01 - A

Status: Active

Name and Address Information

SISSON FARMS AZ LTD AZ LLLP
805 E EASON AVE
BUCKEYE, AZ 85326

Property Location

1145 S AVENUE 69 1/2 E
DATELAND 85333

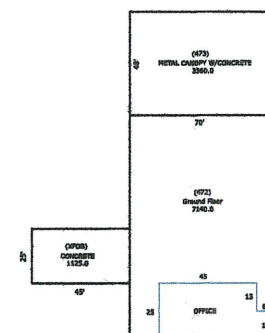
**Legal Description**

Section: 24 Township: 07S Range: 12W N2 NE4

Assessment Information

	2015		2014	
	FCV	Secondary Assessed	FCV	Secondary Assessed
Land	\$16,002	\$2,560	\$14,002	\$2,240
Improvements	\$178,280	\$28,525	\$187,857	\$30,057
Personal Property	-	-	-	-
Exempt	-	-	-	-
Total	\$194,282	\$31,085	\$201,859	\$32,297

	2015		2014	
	LPV	Primary Assessed	LPV	Primary Assessed
Value	\$193,559	\$30,970	\$184,342	\$29,495
Exempt	-	-	-	-
Total	\$193,559	\$30,970	\$184,342	\$29,495

**User Remarks**

EAGLE UPDATE PG



* The results of this property tax estimation are for informational purposes only. County Assessors do not collect taxes, determine tax rates, or figure the total amount of taxes owed. Tax rates are set on or before the third week in August each year by the County Board of Supervisors. This calculation will be an ESTIMATE ONLY of the actual tax bill using the most current tax rates.



RMWT

TELECOMMUNICATIONS SERVICES

22 North Sheep Lane (1200 East) • P.O. BOX 331 • Nephi Utah • 84648 • Phone (435) 623-4252 • Fax (435) 623-4351

2-20-2015

Yuma County, AZ
Planning Commission Department

RE: Special Use Permit for Parcel No. 177-24-001

Jon Warkowski acting as Owner-Manager of Sisson Farms AZ LTD LLLP and regarding Parcel 177-24-001 (1145 S Avenue 69½ E Dateland, Yuma County, AZ) would like to apply for a special use permit for the installation of a 40 ft high wooden pole Telecommunications Tower (see attached Site Plan and typical profile). The Tower is to be owned and operated by TDS Telecom/ Arizona Telephone Co. who will be securing and easement from Jon to do so.

RMWT, Inc has been authorized to submit this application on behalf of Jon Warkowski and TDS Telecom (see attached letters of authorizations).

The purpose of this tower is to establish a microwave transmission path between the Dateland ATC tower (also part of the pending Special Use Permit 14-09) and this location. This tower would also have a "distribution" or "Point to Multi Point" radio for connection to permanent establishments in the area. Together they would provide enhanced internet and communications to the area. This is being done as part of the economic stimulus project.


Schedule for Development: The Tower is planned for completion by the first part of June 2015.

Your consideration and assistance in this matter is appreciated.

Sincerely,

*

Randy Freston
Project Manager RMWT, Inc.

 2-20-15
Cory Squire,
Right-of-Way Specialist, RMWT, Inc.

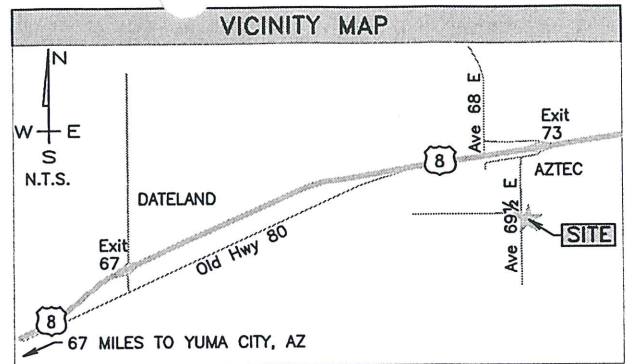
*(Randy has been hospitalized so Cory Squire is assisting in this matter in the meantime, we wish Randy the best)

Site Plan
FOR
TDS Telecom
FACILITY KNOWN AS:
Aztec Wooden Pole Tower
YUMA COUNTY, AZ
02/16/2015

PREPARED FOR:

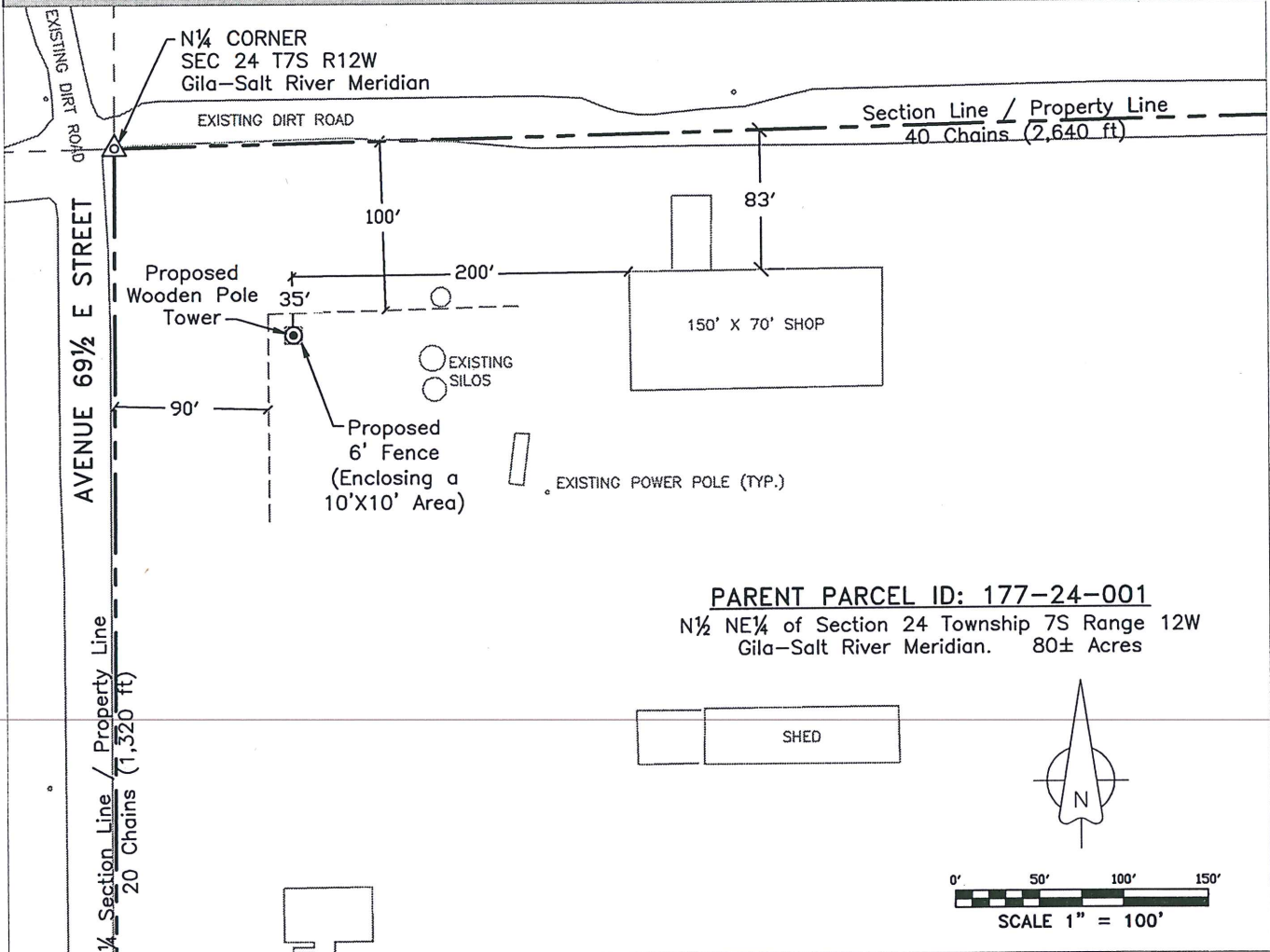
SISSON FARMS AZ LTD AZ LLLP
805 E EASON AVE
BUCKEYE, AZ 85326

Jon Warkowski (Ph:602.768.0317)



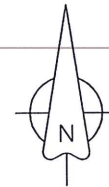
1145 S AVENUE 69 1/2 E
DATELAND, YUMA COUNTY, AZ
SITE ADDRESS:

PLAN VIEW: SCALE 1" = 100'



PARENT PARCEL ID: 177-24-001

1/2 NE 1/4 of Section 24 Township 7S Range 12W
Gila-Salt River Meridian. 80± Acres



0' 50' 100' 150'
SCALE 1" = 100'

DRIVING DIRECTIONS:

From Avenue 3E merge onto Interstate 8 (eastbound) and drive approximately 69.1 miles to Aztec (Exit 73), turn right and drive South and then West for 0.3 miles, slight left and drive South for 0.8 miles. Site is located on the left (80± feet west of 3 silos).

PREPARED BY:



P.O. BOX 331
22 N Sheep Ln
NEPHI, UT. 84648
PHONE: (435) 623-4252
E-Mail: engineering@rmwt.com

ELEVATION REPORT:

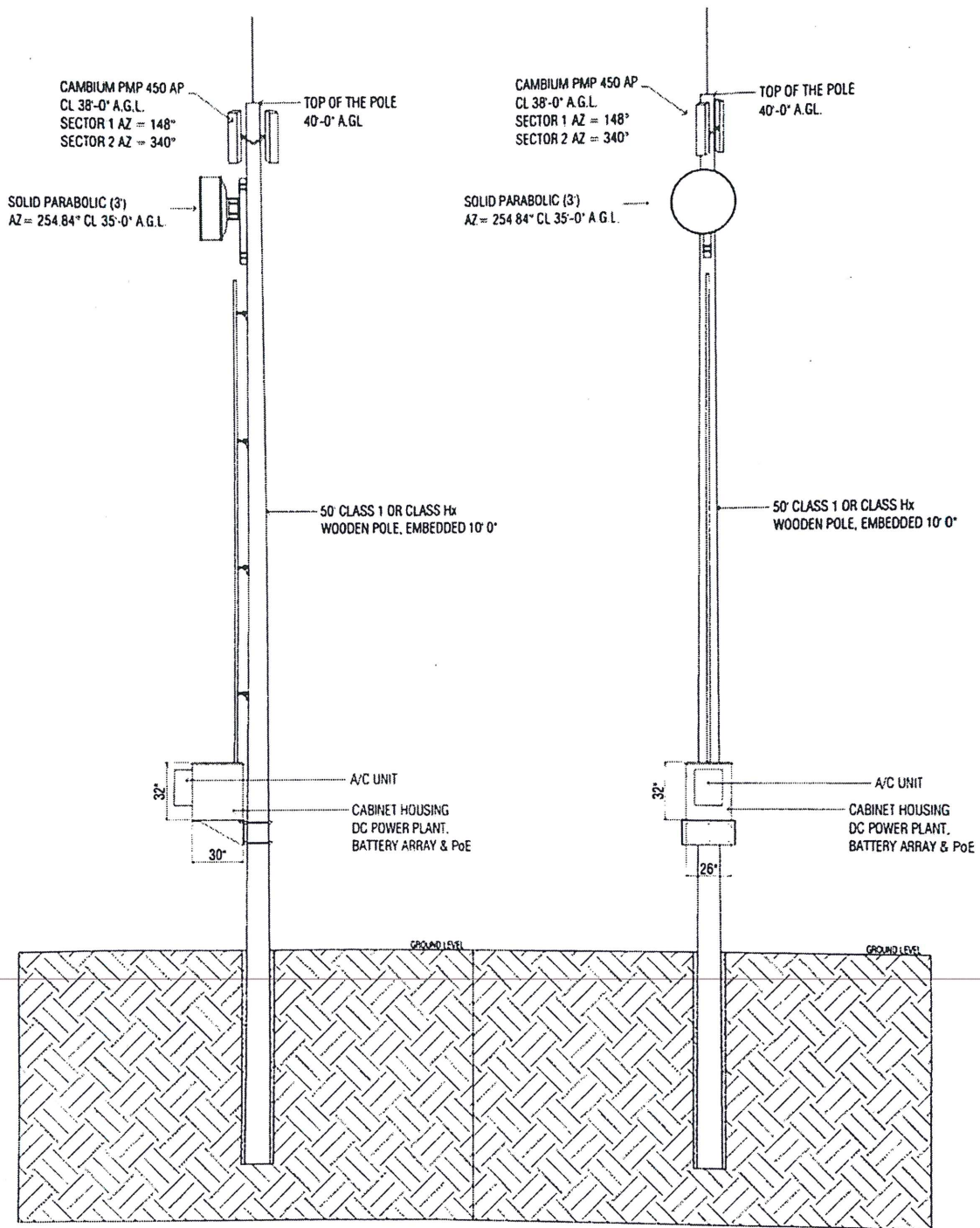
MEAN SEA LEVEL (MSL) ELEVATION: 508 ft
[MSL ELEVATION METERS]: 154.839 m
PROPOSED STRUCTURE HEIGHT
ABOVE GROUND LEVEL (AGL): 40 ft

PROPOSED TOWER COORDINATES:

NAD 83: Lat. 32°48'38.91"N
Lon. 113°26'46.14"W

DECIMAL 32.810808°
DEGREES: -113.446150°

Aztec Wooden Pole 40 ft PRELIMINARY - NOT FOR CONSTRUCTION -



EL ELEVATION POLE

PRELIMINARY; IT MAY CHANGE BASED ON FINAL ENGINEERING

1-001	<p>AMERICAS COMMUNICATIONS 3700 E. AZULAN ROAD, SUITE 3 PHOENIX, AZ 85040 PHONE 602-304-1760</p>		<p>DSB 3800 - AZTEC LOCATION T10</p>	<table border="1"> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>10/1/10</td> <td>PRELIMINARY</td> <td>AL</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	DESCRIPTION	BY	10/1/10	PRELIMINARY	AL																									<table border="1"> <tr> <td>DATE</td> <td>DESIGNED</td> </tr> <tr> <td>10/1/10</td> <td>AC</td> </tr> <tr> <td>DATE</td> <td>CHECKED</td> </tr> <tr> <td>10/1/10</td> <td>AC</td> </tr> </table>	DATE	DESIGNED	10/1/10	AC	DATE	CHECKED	10/1/10	AC	<p>1-001</p>
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February 20, 2015

Yuma County, AZ
Planning & Zoning Department

RE: Arizona Telephone Company letter of authorization extended to Charles Hedelius, P.E. and Cory Squire, PLS, RMWT Inc.

Dear Sir or Madam,

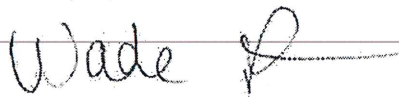
Please be advised that Arizona Telephone Company is a certified telecommunications provider in the state of Arizona and as such is presently involved in certain Telecommunications project improvements associated with both Public and Commercial sectors. During the initial planning phases of the mentioned improvements, Arizona Telephone Company recognized that certain aspects of the project will require review, approval, and permitting by Yuma County Authorities.

This correspondence to the Yuma County Planning & Zoning Department is intended to extend authorization to RMWT, Inc.-Consulting Engineer; specifically Charles Hedelius, P.E. and Cory Squire, PLS to represent Arizona Telephone Company in the required matters before the Departments of Yuma County. Following is their contact information:

Charles Hedelius, P.E.
(801) 819-2845
Cory Squire, PLS
(435) 660-0816
RMWT, Inc.
22 N Sheep LN
Nephi, UT 84648

Please contact Joe Kirk at 608-664-4900 or me if you have any questions regarding this letter of authorization.

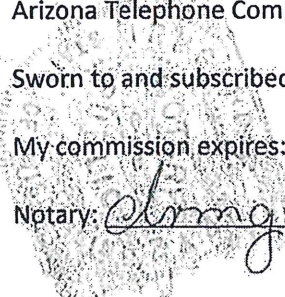
Thank you,



Wade D. Soczka
Manager – Market Implementation
Arizona Telephone Company

Sworn to and subscribed in my presence this 20th day of February 2015.

My commission expires: 2/15 yr. 2019

Notary:  Christina F. Meib

Sisson Farms AZ LTD AZ LLLP
805 E Eason Ave., Buckeye, AZ 85326

December 02, 2014

Yuma County, AZ

Planning & Zoning Department

RE: Sisson Farms AZ LTD AZ LLLP, Letter of Authorization extended to Randy L. Freston, RMWT, Inc.

Dear Sir or Madam:

Please be advised that Aztec Hills Farms is a property owner in Yuma County, state of Arizona and as such is presently involved in certain agricultural operations within Yuma County.

Sisson Farms AZ LTD AZ LLLP has recently been made aware that TDS Telecom/Arizona Telephone Co is upgrading existing telecommunications services associated with both Public and Commercial sectors.

TDS Telecom represented by Randy L. Freston of RMWT, Inc. has recently contacted Sisson Farms AZ LTD AZ LLLP for an Easement to establish a Micro-Wave Tower on our property, both Sisson Farms AZ LTD AZ LLLP and TDS Telecom recognized that certain aspects of the project will require review, approval, and permitting by Yuma County Authorities.

This correspondence to the Yuma County Planning & Zoning Department is intended to extend authorization to RMWT, Inc.-Consulting Engineer; specifically Randy L. Freston, Sr. Project Manager, RMWT, Inc. to represent Sisson Farms AZ LTD AZ LLLP in the required matters before the Departments of Yuma County. Following is Mr. Freston's contact information:

Randy L. Freston

RMWT, Inc. -Arizona

5593 N Storm Cloud Drive

Kingman, AZ 86409

Phone: 928-303-2165

Randy.Freston@RMWT.com

Please contact me at 602.768.0317 if you have any questions regarding this Letter of Authorization.
Thank you,



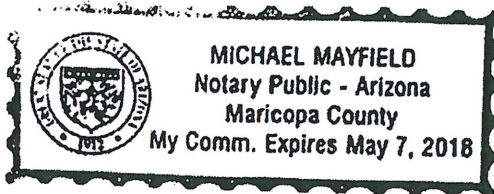
Jon Warkowski

Owner-Manager – Sisson Farms AZ LTD AZ LLLP

Sworn to and subscribed in my presence this 17th Day of December 2014.

My commission expires: May 7th 2018

Notary: 



Yuma County 2020 Comprehensive Plan Development Evaluation Checklist

Case No. SUP 15-03 **Owner/Agent:** Sisson Farms AZ LTD/Agent: K Carter

Parcel #: 177-24-001

Current Zoning: RA-40 **Proposed Zoning:** No change **Acreage:** 80.1 ac

Request: To establish a 40 feet wireless facility. (gross)

IMPACT CATEGORY I.

CONFORMANCE TO EXISTING PLANS

		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, area plans, and other applicable county, state, or regional plans.	25	0	21
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan.	0	10	10
3	The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones.	10	0	10

IMPACT CATEGORY II.

LAND USE COMPATIBILITY

4	The proposed use is the same or similar to the uses in the surrounding vicinity.	25	0	12
5	The proposed density is the same or similar to the existing density in the surrounding vicinity.	25	0	18
6	The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment.	25	0	20

IMPACT CATEGORY III.

NATURAL RESOURCES

7	The project, or a part of the project is located within the 100-year floodplain or floodway.	0	10	10
8	The subject parcel is located in an area of known high groundwater or a surface water source is present	0	5	5
9	The project will result in the loss of prime and/or unique farmland.	0	15	15

IMPACT CATEGORY IV.

PUBLIC INFRASTRUCTURE

10	Adequate improvements to the existing transportation system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic.	15	0	14
11	Any public right-of-way necessary to accommodate the development has been or is proposed to be dedicated.	5	0	5
12	A traffic impact study is either not required, or if			

	required has been completed indicating the conclusions and recommendations for improvements.	5	0	5
13	A public or private water system, or an on-site water source, will adequately serve the proposed development	5	0	5

IMPACT CATEGORY V.

NATURAL ENVIRONMENTAL CONDITIONS

14	The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.	0	5	5
15	The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.	0	5	5
16	Soils within the project area are stable and suitable for the proposed development.	5	0	4
17	There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area.	0	5	5
18	The site contains slopes of 12% or greater.	0	5	5

IMPACT CATEGORY VI.

MANMADE ENVIRONMENTAL CONDITIONS

19	The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.	0	5	5
20	Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.	5	0	5
21	The project will increase PM ₁₀ (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.	0	5	5
22	The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility.	0	15	15

IMPACT CATEGORY VII.

HEALTH, SAFETY, AND WELFARE

23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	15	0	15
24	Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).	0	10	5
25	Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.).	10	0	0

26	A legal public right of vehicular ingress and egress exists to and from the parcel.	10	0	0
27	The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.	10	0	10
28	Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities.	10	0	10
TOTAL SCORE				244
MAXIMUM POSSIBLE SCORE				300

HIGH SCORE

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

MODERATE SCORE

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

LOW SCORE

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.

NC = not complete

Prepared by: _____ C Bahr

Date: **03/06/15 (v. 1) 254 (NC)**
03/24/15 (v. 2) 244
(v. 3)

Chad Bahr

From: rmwtkylejohnrcarter@gmail.com on behalf of Kyle Carter [kjrcarter@rmwt.com]
Sent: Tuesday, March 24, 2015 7:55 AM
To: Chad Bahr
Cc: kyle garrett; Kyle Carter; charles.pe41@gmail.com; csquire@rmwt.com
Subject: SUP 15-03 (new tower east of Dateland on Sissons Farms property)

Follow Up Flag: Follow up
Flag Status: Flagged

Chad, I have been asked to work on this project to finalize these items, please see response to items regarding your email sent to Cory Squire on 3/17/15 please respond back with any additional information or questions you may have regarding this site. Thanks for your time to resolve these items

----- Forwarded message -----

From: "Chad Bahr" <Chad.Bahr@yumacountyaz.gov>
Date: Mar 17, 2015 2:05 PM
Subject: SUP 15-03 (new tower east of Dateland on Sissons Farms property)
To: "Cory Squire (csquire@rmwt.com)" <csquire@rmwt.com>
Cc: "Arturo Alvarez" <Arturo.Alvarez@yumacountyaz.gov>, "Maggie Castro" <Maggie.Castro@yumacountyaz.gov>

Hello, Cory,

Say, upon having our staff case review meeting today, a few of issues came up regarding this case.

First, was whether there was another tower nearby that could be perhaps co-located on. I know there is a tower a few miles NE of this site (177-24-001) near the Spot Road I-8 exit, but someone on staff thought there was a tower closer than that. Could you check on that and let me know? **We have have pursued this option (See Response below)**

If so, then if the tower would not work, could you state in writing **why** so? Say, if the tower is too short, or not structurally strong enough for a co-location, or it's not financially feasible, etc. **Moving to the Spot rd. tower will reduce the throughput by 40% and add additional operational costs that we don't anticipate will be feasible based on the low subscriber count.**

Secondly, according to County records there is no road right-of-way (ROW) along Avenue 69½E or Avenue 70E to the subject parcel (177-24-001).

Could you or the owner prove or provide legal access to the subject property? **We are working with the owner to obtain legal access for ingress and regress (ROW).**

If you could comment on the above two items by the end of March that would be very appreciated.

Lastly, FYI, the Marine Corps Air Station Yuma (MCAS) is requiring a red beacon to be placed upon the top of the tower for dusk to dawn operational lighting. This will be an operation conditional that we place upon the special use permit (SUP) case. **We respectfully disagree with the USMC requirement to light a 40' pole since there are already 30', 35' and 40' power poles within 400 ft. of our proposed pole and that there are also agricultural buildings in the 30' range.**

Let me know if you have any questions.

Thank you,

Chad Bahr, AICP, Snr. Planner

Yuma County Department of Development Services (DDS)

928-817-5159

chad.bahr@yumacountyaz.gov

--

RMWT

Kyle Jon Carter

Wireless Administrator

Office (435) 623-4252

Cellular (702) 498-9789

www.rmwt.com

This communication is the property of RMWT and may contain confidential or privileged information. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments

Chad Bahr

From: Backs CIV Paula L [paula.backs@usmc.mil]
Sent: Tuesday, March 24, 2015 10:10 AM
To: Chad Bahr
Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Chad- I always ask what our Operations thinks would be best and they like to be cautious and make the request for lighting. It is not just military aircraft but general aviation and crop dusters that fly over agricultural areas and they can get quite low. Not sure if you checked with any agricultural sprayers in the area to see if they use that area and would need the tower lit.

Thanks.

Paula

-----Original Message-----

From: Chad Bahr [mailto:Chad.Bahr@yumacountyaz.gov]
Sent: Tuesday, March 24, 2015 8:24 AM
To: Backs CIV Paula L
Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Hello, Paula,

Thank you for that update.

I had notified the applicant about the desired lighting requirement and they respectfully disagree with the requirement.

Professionally, I think it's little much considering the tower height and the because there are already nearly identical high power poles in the area, but as planning staff we will be discussing it more in the future.

Thank you,
cb

-----Original Message-----

From: Backs CIV Paula L [mailto:paula.backs@usmc.mil]
Sent: Tuesday, March 24, 2015 7:55 AM
To: Chad Bahr
Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Chad- I check with our Operations Department on this tower and they still want it lit with a red light since it is under a general aviation and helicopter pathway. Thanks.

Paula

-----Original Message-----

From: Chad Bahr [mailto:Chad.Bahr@yumacountyaz.gov]
Sent: Monday, March 09, 2015 8:32 AM
To: Backs CIV Paula L
Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Hello, Paula,

The proposal is for a 40 feet high tower, but there is a series of power poles in the area that are likely around 25-30 feet high. Do you think they really need a flashing red light on it?

Please consider the question and get back with us.

Thank you,
Chad Bahr, Snr. Planner
Yuma County DDS
928-817-5159

-----Original Message-----

From: Backs CIV Paula L [<mailto:paula.backs@usmc.mil>]

Sent: Friday, March 06, 2015 5:24 PM

To: Chad Bahr

Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Chad- I will be out of the office until March 19th. I will send this information on for review but I would need to have their frequencies that they are using. If they avoid the 1710-1755 MHz frequency band, they should be OK. Also we probably won't have a problem with the height as long as it is lit with a red flashing light. This is since it is located south of the Interstate and within Restricted Airspace and also that it is along I-8 where aircraft transit to and from the Yuma area. I will send an official reply on March 19th. Thanks for the opportunity to comment.

Paula

-----Original Message-----

From: Chad Bahr [<mailto:Chad.Bahr@yumacountyaz.gov>]

Sent: Wednesday, March 04, 2015 10:03 AM

To: Backs CIV Paula L; Ron Morfin; Scott Kerns; Tina Mozelewski; Andy Smith (ansmith@antelopeunion.org); Pat Koury (pkoury@hyderisd.org); Curt Foster; Isabell Garcia (IGarcia@azdot.gov)

Subject: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Hello, External Review Team,

Please find a few files attached for your review of this case located east of Dateland for a new wireless facility.

If you could review it and comment on it by no later than March 11, 2015, that would be greatly appreciated.

As always, thank you for your time and consideration.

Sincerely,

Chad Bahr, AICP, Snr. Planner

Yuma County Department of Development Services (DDS)

928-817-5159

chad.bahr@yumacountyaz.gov

Chad Bahr

From: Friccero CIV Robert J [robert.friccero@usmc.mil]
Sent: Thursday, March 19, 2015 8:49 AM
To: Backs CIV Paula L; McShane CIV Gregory M; Laws GySgt Christian D; Chaffin CIV Christopher A
Cc: Chad Bahr
Subject: RE: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

All,

There are no obstacle height concerns for Yuma instrument procedures with this 40' pole.

Bob

-----Original Message-----

From: Backs CIV Paula L
Sent: Tuesday, March 17, 2015 7:12 AM
To: McShane CIV Gregory M; Laws GySgt Christian D; Chaffin CIV Christopher A; Friccero CIV Robert J
Cc: chad.bahr@yumacountyaz.gov
Subject: FW: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Do you have any concerns on this? It is near an existing tower and is 40' in height. I am asking for the frequencies from the county and have CC'd him on this email. I have also requested that it be lit with red flashing lights due to the location south of the interstate and within the restricted airspace and along I-8 where aircraft transit. I will be out of the office until March 19th. If you do not have any concerns, please let Chad Bahr at chad.bahr@yumacountyaz.gov know. I will complete an official comment sheet when I get back.
Paula

-----Original Message-----

From: Chad Bahr [<mailto:Chad.Bahr@yumacountyaz.gov>]
Sent: Wednesday, March 04, 2015 10:03 AM
To: Backs CIV Paula L; Ron Morfin; Scott Kerns; Tina Mozelewski; Andy Smith (ansmith@antelopeunion.org); Pat Koury (pkoury@hyderisd.org); Curt Foster; Isabell Garcia (IGarcia@azdot.gov)
Subject: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Hello, External Review Team,

Please find a few files attached for your review of this case located east of Dateland for a new wireless facility.

If you could review it and comment on it by no later than March 11, 2015, that would be greatly appreciated.

As always, thank you for your time and consideration.

Sincerely,

Chad Bahr, AICP, Snr. Planner

Yuma County Department of Development Services (DDS)

928-817-5159

chad.bahr@yumacountyaz.gov

Chad Bahr

From: Arturo Alvarez
Sent: Tuesday, March 17, 2015 11:56 AM
To: Chad Bahr; Ana Navejar
Cc: Maggie Castro
Subject: RE: ROW and Access Question for Parcel 177-24-001

Chad

According to our documents (vault) there is no existing right of way along Avenue 69 1/5 E nor 70E fronting the subject parcel 177-24-001.

From: Chad Bahr
Sent: Tuesday, March 17, 2015 11:21 AM
To: Ana Navejar
Cc: Arturo Alvarez; Maggie Castro
Subject: ROW and Access Question for Parcel 177-24-001
Importance: High

Hello, Ana,

Say, planning staff and others held a case review meeting of case number SUP 15-03 earlier today.

One of the items to come up was the status of road ROW and legal access to the above parcel.

I will attach a few files to this e-mail to help you find the parcel in question and inform you about the case itself, which is a request for a 40 feet high wireless facility.

Access to the property is from I-8, then south across the railroad tracks and then the road curves north of the dairy/cattle facility there (heading westerly) and then down (south) Ave 69½E about ¾ of one mile. The parcel is on the east side of Ave 69½E and consists of 80 acres.

So, could you look into this question and respond back to me by March 27th?

Thank you for your time and consideration. Let me know if you have any questions.

Chad Bahr, AICP, Snr. Planner

Yuma County Department of Development Services (DDS)

928-817-5159

chad.bahr@yumacountyaz.gov

Chad Bahr

From: Isabell Garcia [IGarcia@azdot.gov]
Sent: Wednesday, March 11, 2015 1:12 PM
To: Chad Bahr
Subject: FW: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)
Attachments: SUP 15-03 Case Description.doc; SUP 15-03 Application, Site Plan, Narrative Letter.pdf; SUP 15-03.pdf

Good afternoon, the ADOT Yuma District has "No Comment" regarding the attached special use permit request. Thank you.

From: Chad Bahr [mailto:Chad.Bahr@yumacountyaz.gov]
Sent: Wednesday, March 04, 2015 10:03 AM
To: Paula Backs; Ron Morfin; Scott Kerns; Tina Mozelewski; Andy Smith (ansmith@antelopeunion.org); Pat Koury (pkoury@hyderisd.org); Curt Foster; Isabell Garcia
Subject: Review and Comment on Case Number SUP 15-03 (C. Squire, agent, for Sisson Farms LLLP for a new wireless facility east of Dateland, AZ)

Hello, External Review Team,

Please find a few files attached for your review of this case located east of Dateland for a new wireless facility.

If you could review it and comment on it by no later than March 11, 2015, that would be greatly appreciated.

As always, thank you for your time and consideration.

Sincerely,

Chad Bahr, AICP, Snr. Planner

Yuma County Department of Development Services (DDS)

928-817-5159

chad.bahr@yumacountyaz.gov

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Chad Bahr

From: Arturo Alvarez
Sent: Thursday, March 05, 2015 9:30 AM
To: Chad Bahr
Subject: RE: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

Chad

No comment from Engineering

From: Chad Bahr
Sent: Wednesday, March 04, 2015 9:56 AM
To: Richard J. Stacks; Pat Headington; Craig Sellers; Arturo Alvarez; Juli Darantinao
Subject: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

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928-817-5159

chad.bahr@yumacountyaz.gov

Chad Bahr

From: Pat Headington
Sent: Wednesday, March 04, 2015 2:07 PM
To: Chad Bahr
Subject: RE: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

If this is an established ag property, it is exempt from Building and Fire Codes

If not, building permits and engineering would be required for the construction of the tower/pole

Patrick Headington, CBO
Yuma County
Department of Development Services
2351 West 26th Street
Yuma, Az 85364
928-817-5068

Achieving results can never become more important than the means to their achievement.

From: Chad Bahr
Sent: Wednesday, March 04, 2015 9:56 AM
To: Richard J. Stacks; Pat Headington; Craig Sellers; Arturo Alvarez; Juli Darantinao
Subject: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

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Yuma County Department of Development Services (DDS)
928-817-5159
chad.bahr@yumacountyaz.gov

Chad Bahr

From: Richard J. Stacks
Sent: Wednesday, March 04, 2015 11:18 AM
To: Chad Bahr
Subject: RE: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

Please consider this approved by Environmental Programs.

Rick

From: Chad Bahr
Sent: Wednesday, March 04, 2015 9:56 AM
To: Richard J. Stacks; Pat Headington; Craig Sellers; Arturo Alvarez; Juli Darantinao
Subject: Review and Comment on SUP 15-03 (C. Squires for Sisson Farms wireless facility - east of Dateland)

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chad.bahr@yumacountyaz.gov

AIR-6300

6.

P&Z Commission Agenda

Meeting Date: 04/27/2015

Submitted For: Monty Stansbury

Submitted By: Maggie
Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Discussion concerning bicycling/bicycle paths.

2. INTENT:

At the Planning Commission's meeting held on March 23, 2015, the Planning Commission instructed staff to provide an outline of the changes to address bicycle paths in the County's Subdivision Regulations, Zoning Ordinance and Comprehensive Plan.

Staff feels that addressing bicycle paths in the Subdivision Regulations, Zoning Ordinance, and 2020 Comprehensive Plan is premature at the moment. Planning staff has submitted an application for a Planning Assistance for Rural Areas (PARA) program grant for a Preliminary Scoping (Pre-scoping) document to facilitate a sub-regional bicycling/pedestrian study for Yuma County and incorporated jurisdictions.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends postponing this discussion and allowing staff to bring it back to the Planning Commission once the Arizona Department of Transportation takes action on the Planning Assistance for Rural Areas (PARA) program application for the purpose of developing Preliminary Scoping (Pre-scoping) documents for a bicycle study.

Attachments

No file(s) attached.
